



JAMES
ANDERSON



TO LET

Gwendolen Avenue, London, SW15

£1,200 Per Month

Per Month

Lovely studio apartment to rent located on a popular residential road in Putney. The property also benefits from a well maintained communal garden. Gwendolen Avenue is a sought after area located close to a wide range of shops, bars and restaurants in Putney town centre. Transport links include Putney and East Putney stations.



Studio Room



Modern Bathroom



Very Bright



Kitchenette



EPC E / Council Tax Band B / Holding Deposit £276.92



Putney Train Station



Putney High School



Communal Garden



Excellent Location



Minimum Term 12 Months / Deposit £1384.61



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

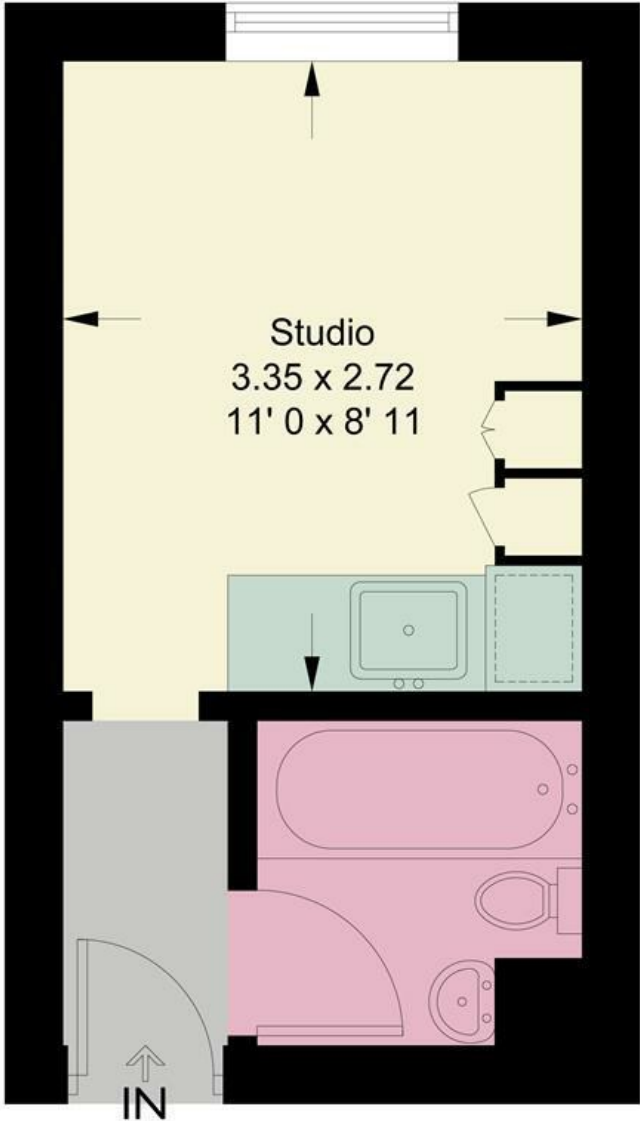
Gwendolen Avenue

Approximate Gross Internal Area = 150 sq ft / 13.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 2 sq ft / 0.2 sq m
Total = 152 sq ft / 14.1 sq m



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 = Reduced headroom below 1.5m / 5'0



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

