



**JAMES
ANDERSON**



TO LET

Manor Fields, Putney, SW15

£3,450 Per Month

Per Month

The property is bright and spacious throughout and comprises a reception / dining room, modern kitchen, bathroom with walk in shower, two double bedrooms and one single bedroom / office. The property also benefits from having a garage (perfect for storage) and off street parking for two cars. Manor Fields is set back from Putney Hill and has excellent bus routes, just outside of the development. Putney High Street with its excellent shopping, bars and restaurants is within easy reach, as too is Putney mainline station and East Putney Underground (District Line).



Three Bedrooms



Bathroom with Separate Walk In Shower



Large Bright Reception Room



Modern Kitchen



EPC Rating D / Council Tax Band F / Holding Deposit £865.38



Putney Train Station



Putney High School



Central Putney



Garage



Minimum Term 12 Months / Deposit £3980.76

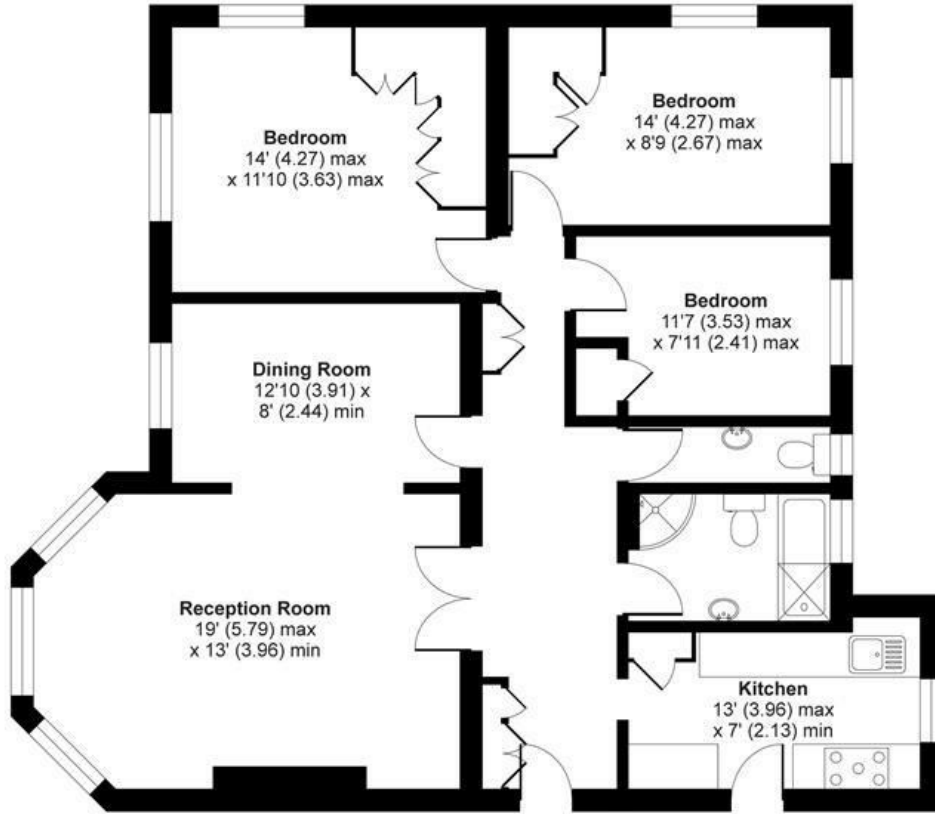


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Manor Fields, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1095 SQ FT 101.7 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

