



**JAMES
ANDERSON**



TO LET

Galveston Road, Putney, SW15

£3,200 Per Month

Per Month

The property comprises a large bright reception/dining room, modern kitchen breakfast room, three double bedrooms and three bathrooms. Galveston Road runs between West Hill and Oakhill Road and is a short distance from the shops, restaurants and transport facilities of Putney High Street. East Putney Underground station is a short walk away and both Putney and Wandsworth Town mainline stations, with direct access into Waterloo, are close by. Additionally, Clapham Junction is a short bus ride away. The A3 is approached via West Hill, and Wandsworth Park with its open spaces and river walk is within a few minutes' walk.



Three Double Bedrooms



Three Bathrooms



Large Reception Room



Modern Kitchen



EPC Rating E / Council Tax Band E / Holding Deposit £738.46



East Putney Tube



Brandlehow Primary



Wandsworth Park



Furnished




Minimum Term 12 Months / Deposit £3692.30



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

0208 785 4400

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	