



**JAMES
ANDERSON**



TO LET

Ducie House, London, SW15

£1,700 Per Calendar

Per Calendar Month

Well presented two double bedroom flat to rent in Central Putney. The property comprises a large reception room, two double bedrooms and a modern kitchen and bathroom.

Whitnell Way, Chartfield Avenue is located off Putney Hill and provides easy access to Putney Mainline Station and East Putney Underground Station and is ideally placed for the amenities offered by Putney High Street.



Two Bedrooms



One Bathrooms



Large Reception Room



Modern Kitchen



EPC D / Council Tax Band C / Holding Deposit £392.30



Putney Train Station



Putney High



Great Location



Furnished



Minimum Term 12 Months / Deposit £1961.53

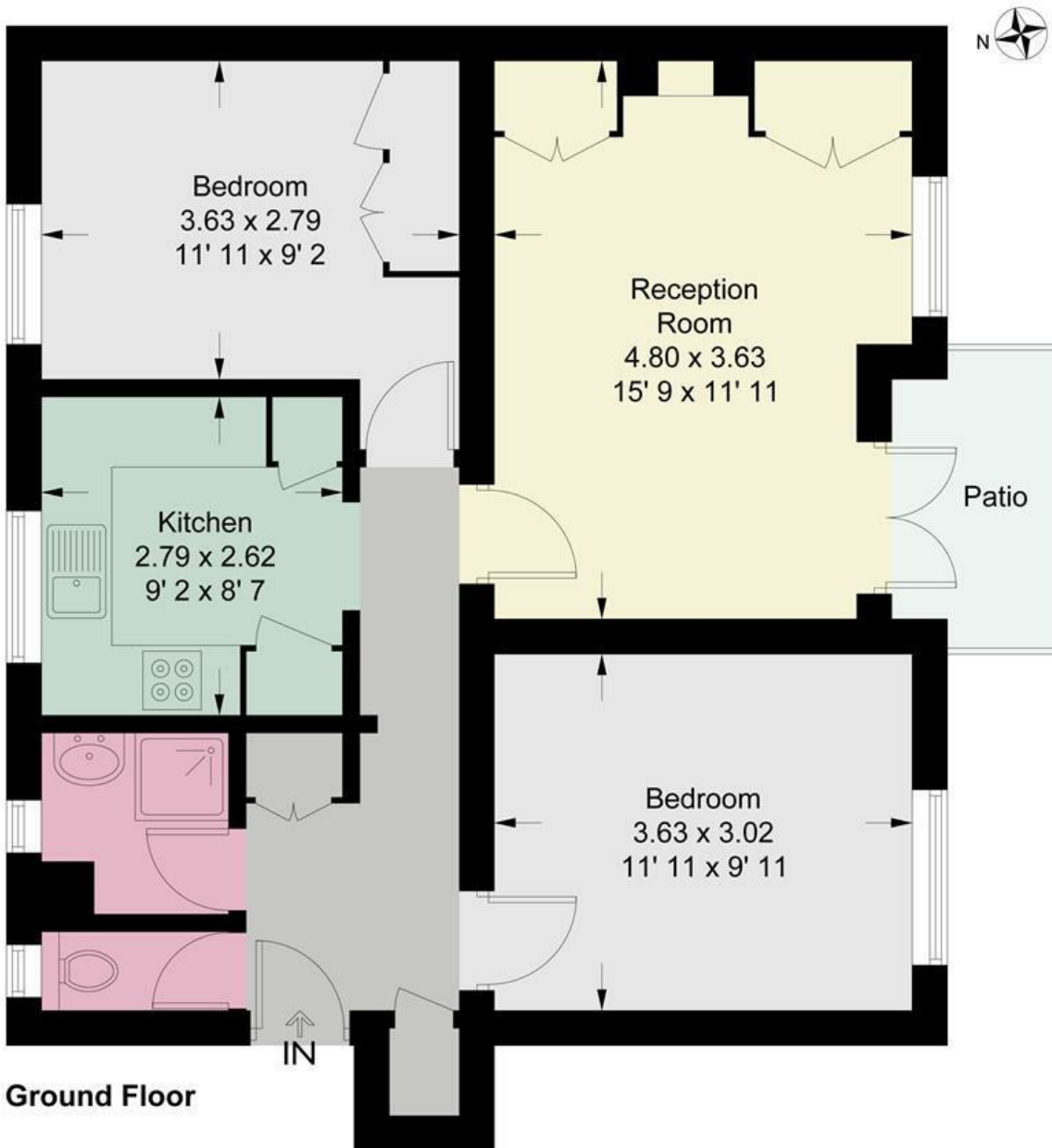


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Ducie House

Approximate Gross Internal Area = 668 sq ft / 62.1 sq m



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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 67 | 79 |

| 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 | | |

