



**JAMES  
ANDERSON**



## TO LET

Werter Road, Putney, SW15

## £1,950 Per Month

Per Month

Located just off Putney High Street this well presented one bedroom flat is perfectly located for all the bars, restaurants and shops nearby. The property comprises of a large double bedroom, modern shower room, and reception room with modern fitted kitchen and doors leading out to a large private rear garden.



One Double Bedroom



One Bathroom



Bright Reception Room



Modern Kitchen



EPC D / Council Tax Band D / Holding Deposit £438.46



Putney Train Station



Putney High School



Central Putney Location



Private Rear Garden



Minimum Term 12 months / Deposit £2250



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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