



**JAMES
ANDERSON**



TO LET

Oakhill Road, Putney, SW15

£3,000 Per Month

Per Month

Conveniently located in the heart of East Putney this spacious three bedroom property boasts a large open plan reception/ dining room and modern eat in kitchen. The property is split over three levels with each bedroom having its own ensuite. In addition there are two balconies with this property and a separate guest cloakroom. This lovely property is a six-minute walk to East Putney station and a ten-minute walk from Putney mainline station.

Wandsworth Park and The River Thames. Within easy reach are numerous shops, supermarkets, bars, restaurants and cafes including the Catamaran taking you straight to the west end and the city.



Three Double Bedrooms



Three Bathrooms



Open Plan Reception



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £692.30



East Putney Tube



Brandlehowe Primary



Close to Wandsworth Park



Available August

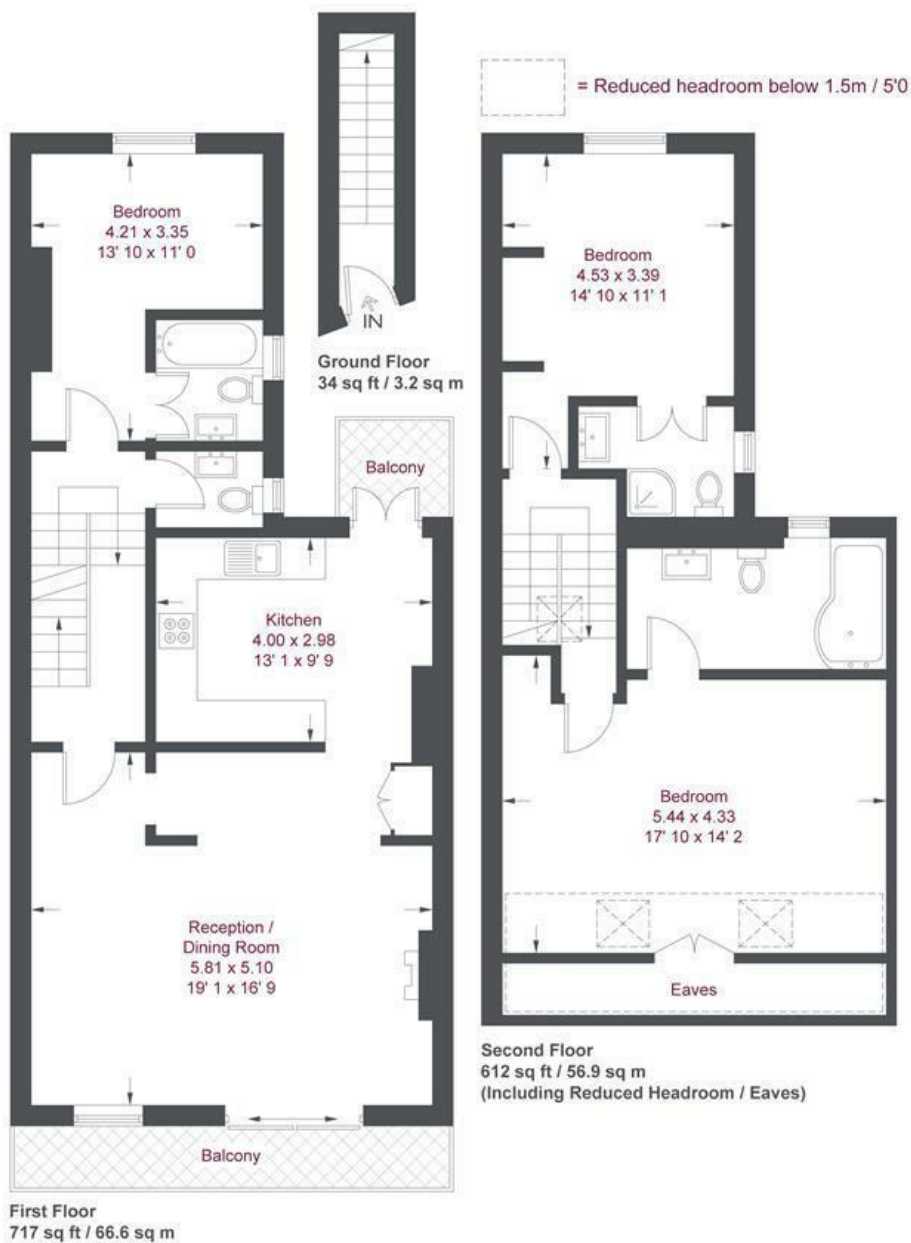


Minimum Term 12 Months / Deposit £3461.53



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

0208 785 4400



Oakhill Road

Approximate Gross Internal Area = 1263 sq ft / 117.4 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 100 sq ft / 9.3 sq m

Total = 1363 sq ft / 126.7 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	

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	

