



JAMES  
ANDERSON



## TO LET

Salvin Road, Putney, SW15

**£3,700 Per Month**

Per Month

Beautifully presented three bedroom, two bathroom split level flat to rent located on a popular residential road in West Putney. There is a lovely kitchen / breakfast room with doors out to a private terrace and the reception room is spacious and bright with space to dine. The property also benefits from a second private west facing terrace which is accessed from the third bedroom

Salvin Road is located in the heart of West Putney, and is perfectly situated for the many local primary schools, and the shops and cafes along Lower Richmond Road. The River Thames and Putney Train Station and both within walking distance of the property.



Three Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen / Dining Room



EPC D / Council Tax E / Holding Deposit £853.84



Split Level



Putney Train Station



Two Private Terraces



Unfurnished



Minimum 12 Months / Deposit £4269.23



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

0208 785 4400

# Salvin Road

Approximate Gross Internal Area = 1041 sq ft / 96.7 sq m

(Excluding Reduced Headroom)

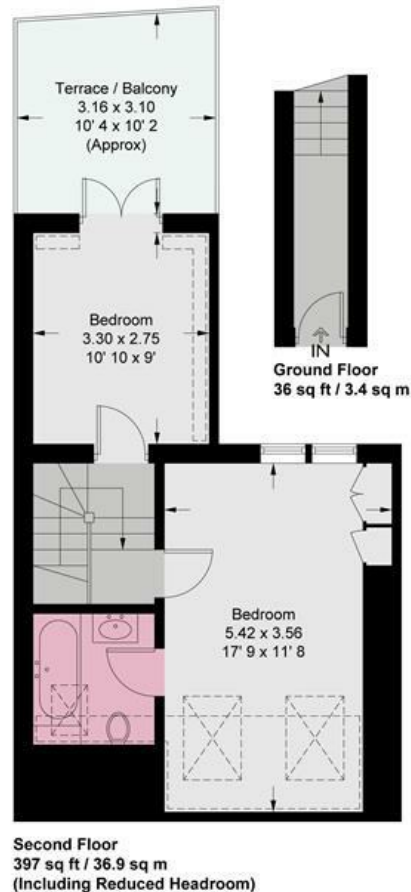
Reduced Headroom = 64 sq ft / 6 sq m

Total = 1105 sq ft / 102.7 sq m



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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
36 sq ft / 3.4 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) <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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

