



**JAMES  
ANDERSON**



## **TO LET**

Putney Hill, Putney, SW15

## **£2,100 Per Month**

Per Month

This immaculate and homely apartment is located on the first floor of a prestigious period mansion house atop of Putney Hill. It is well-connected in terms of transport, and is 0.6 miles from Putney station and 0.8 miles from East Putney underground station. Upon entering the property, the hallway encompasses space and natural light. The open plan kitchen/reception room faces the front of the building, and has superb views of the well-maintained gardens and grounds. The kitchen is fully fitted and has a dishwasher, oven/hob, fridge/freezer, washing machine and a microwave. The reception room has ample space, plenty of light and an impressive fireplace. The bedroom has large built-in wardrobes, and extensive windows which allow plenty of natural light to enter the room. There is a modern en-suite bathroom with a shower over bath. The property also benefits from a hallway storage closet and off-street parking.



One Bedroom



Modern Bathroom



Larger Open Plan Reception



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £461.53



Putney Train Station



Putney High



Communal Garden



Great Size

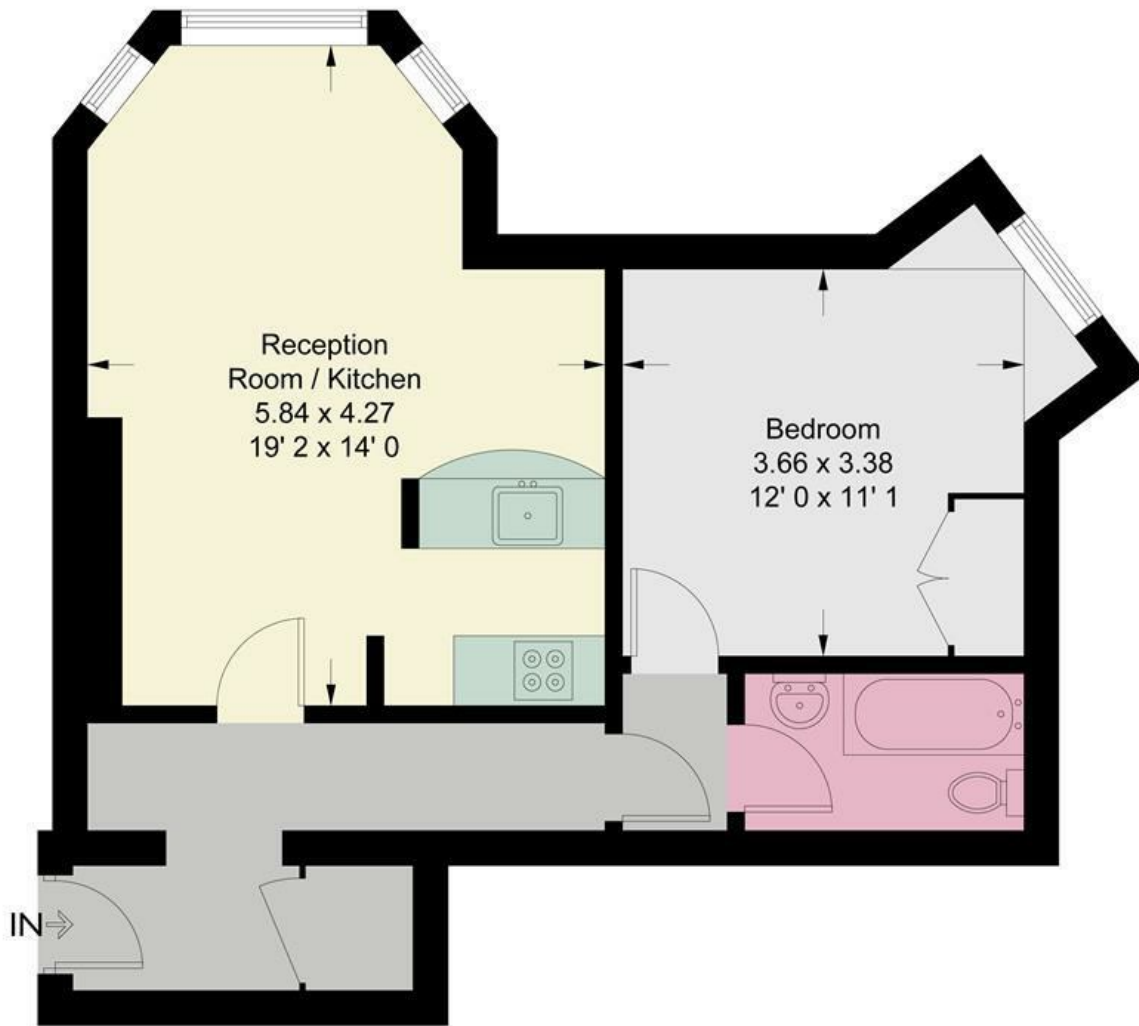


Minimum Term 12 Months / Deposit £2307.69



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

**0208 785 4400**



**First Floor**

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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