



JAMES  
ANDERSON



## TO LET

Millbrooke Court, Putney, SW15

**£2,900 Per Month**

Per Month

An Art Deco three bedroom apartment located next to East Putney Underground in the highly desirable Millbrooke Court. This light and spacious flat measures 886 Sq Ft, located on the third floor with oak flooring, three bedrooms, separate modern kitchen, bathroom and a large living room with access to a private balcony overlooking communal gardens. The building benefits from communal boiler, a porter, lift and bike store. The gardens are well maintained and many residents use it in the summer months.

Millbrooke Court is located on the Upper Richmond Road in East Putney and very close to Putney High Street, where there are good local shops and restaurants. East Putney underground (District) is moments from the property, there are excellent schools, both state and private in the neighbourhood.



Three bedrooms



Modern Bathroom



Spacious Reception Room



Separate Kitchen



EPC C / Council Tax Band E / Holding Deposit £646.15



Next to East Putney Underground



Outstanding Local Schools



Private Balcony and Communal Gardens



Porter, Bike Store

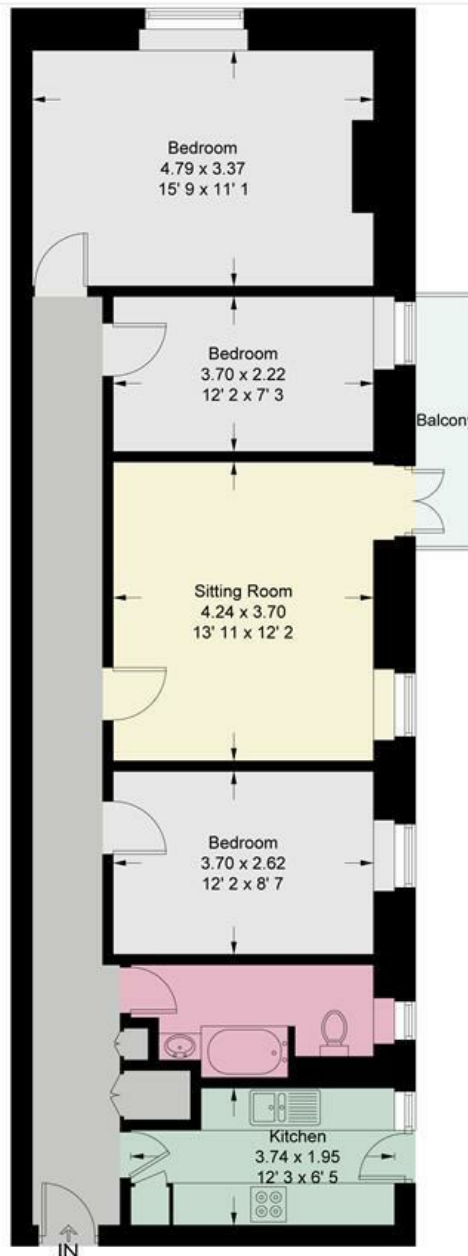


Minimum Term 12 Months / Deposit £3346.15



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

0208 785 4400



Third 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 |  |                         |           |
|                                             |  | 71                      | 82        |
| <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 |           |

