



**JAMES  
ANDERSON**



## TO LET

**£2,500**

Rotherwood Road, London, SW15

This beautiful example has been recently renovated by the current owner and provides 553 Sq Ft of internal living space. The main reception room has a feature bay window, high ceilings, fireplace and built in cupboards. The hallway is spacious with plumbing in place for an additional W.C.

The kitchen is stunning, it provides fitted appliances, ample storage, space to dine and access through french doors to a landscaped private garden. Finally leading to a luxurious bedroom suite with lots of light, two built in wardrobes and the benefit of an En-Suite bathroom. No expense has been spared on this tastefully renovated home.



One Large Double Bedroom



Spectacular Bathroom



Beautiful Reception Room With Original Features



High Specification Fitted Kitchen



EPC rating D / Council Tax D / Holding Deposit £576.92



Amazing Transport Links



Outstanding Schools Close By



Private Garden



River Thames



Minimum Term 12 Months / Deposit £2884.61

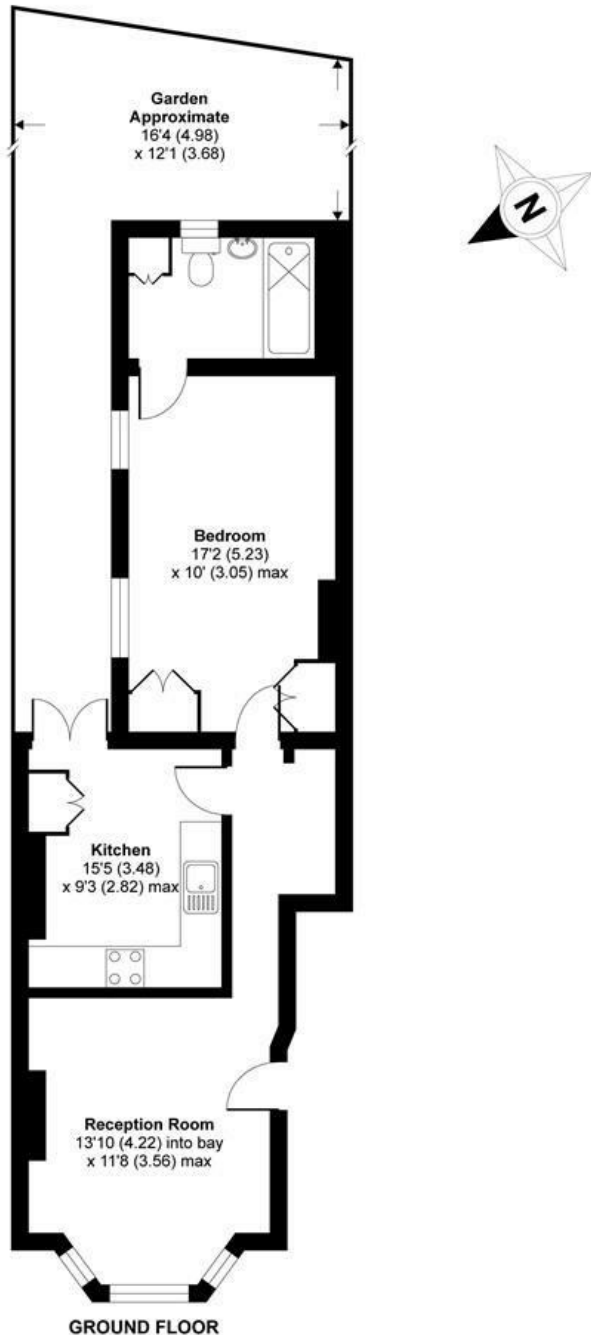


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Rotherwood Road, Putney, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 553 SQ FT 51.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>67</b>	<b>75</b>
<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>65</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

