



**JAMES
ANDERSON**



TO LET

10 Carmalt Gardens, Putney, SW15

£1,800 Per Month

Per Month

Beautiful ground floor garden apartment located on Carmalt Gardens in central Putney. The property comprises a large bright reception with stunning Victorian features of high ceilings and beautiful fireplaces in the reception and bedroom. The bedroom is of a significant size with lovely bay windows, family bathroom with shower over bath and a lovely kitchen which has direct access to a well maintained shared garden. The property is unfurnished and is available in October



One Bedroom



One Bathroom



Large Reception Room



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £415.38



Putney Train Station



Putney High School



Easy Access to A3



Lovely Garden



Minimum Term 12 Months / Deposit £2076.92



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

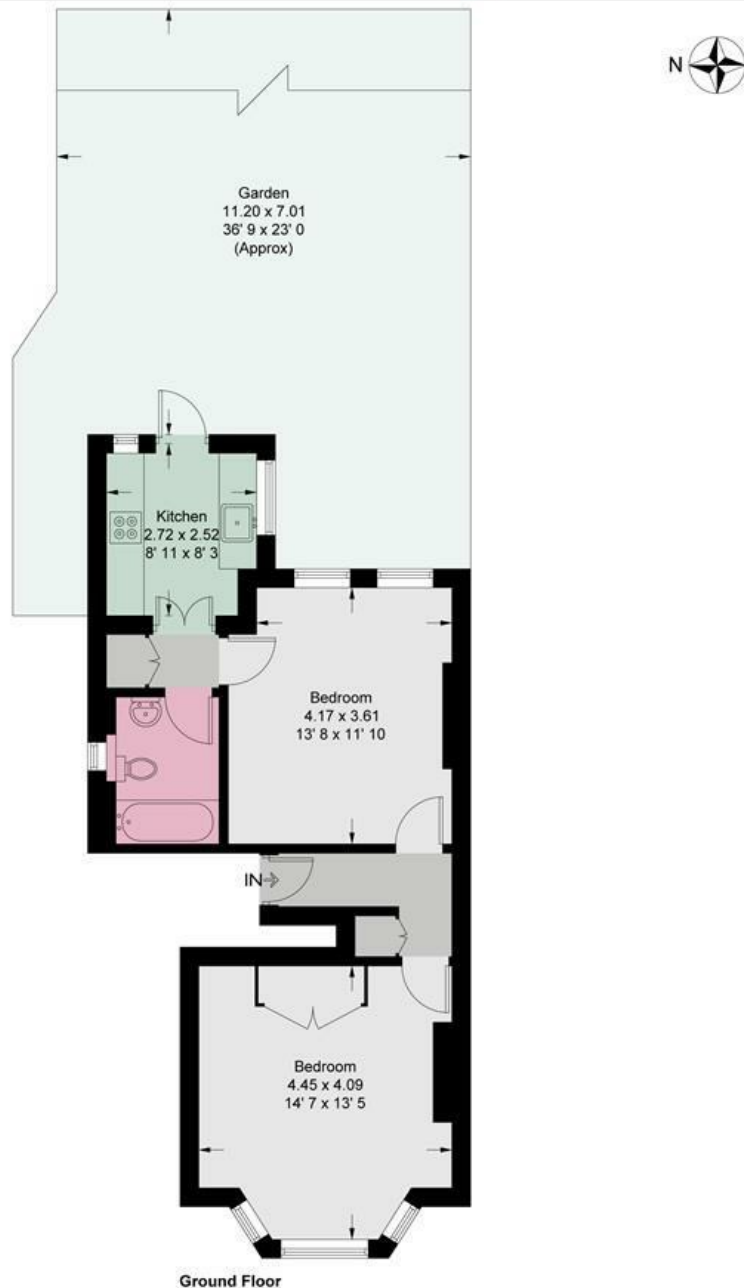
0208 785 4400

Carmalt Gardens

Approximate Gross Internal Area = 539 sq ft / 50.1 sq m



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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 | | 62 | 73 |
| (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 | | |

