



**JAMES  
ANDERSON**



# TO LET

Putney Hill, London, SW15

# £2,800 Per Month

Per Month

A fabulous 725 Sq Ft ground floor modern apartment conveniently situated in a local landmark development. Devonshire House is a smart and stylish two bedroom, two bathroom property with a spacious open plan kitchen/reception room and direct access to a well maintained communal garden.

The kitchen was recently replaced with shaker style units, integrated dishwasher and feature butler sink. Both bedrooms are equal size doubles with built in wardrobes overlooking the garden. The main bedroom also benefits from an ensuite shower room. A stand out feature is no doubt the garden, this is maintained by the management company with side access. The property also has exclusive use of residents gym, private parking space underground, concierge with access to a communal roof terrace which benefits from stunning panoramic views.

Located on the corner of Chartfield Avenue, a popular, wide tree-lined, residential road comprising substantial houses. Putney mainline station (Waterloo) is on 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. Devonshire House is well located for the open expanses of Putney Heath, Wandsworth Park and excellent links to Wimbledon Common. The glorious Richmond Park is also not too far away.



Two Double Bedrooms



Two Bathrooms



Large Open Plan Reception



Deposit £3230.76



EPC C / Council Tax F / Holding Deposit £646.15



Putney Train Station



Putney High



Private Garden and Communal Roof Terrace

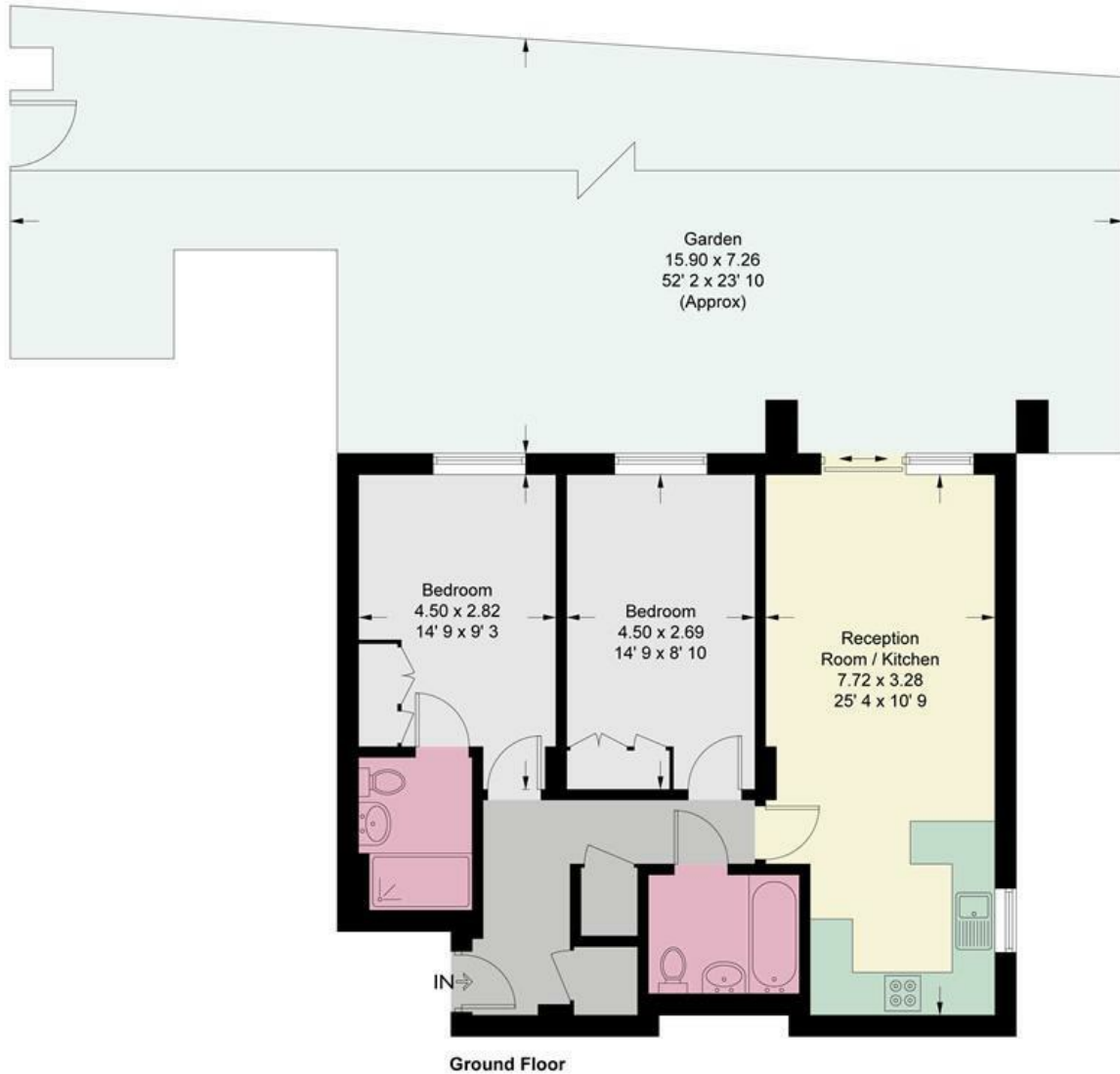


Private Parking and Gym



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

0208 785 4400



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

