



**JAMES  
ANDERSON**



## TO LET

Putney Bridge Road, Putney, SW15

## £1,900 Per Month

Per Month

Situated in the heart of Putney, this charming period conversion boasts bright and contemporary living. A superb property comprising two bedrooms, open plan reception room, smart kitchen, and private roof terrace. Putney Bridge Road is ideally situated by the many shops, bars and restaurants in Putney town centre and close to the green open spaces of Wandsworth Park by the River Thames. Transport links include Putney, Putney Bridge and East Putney stations.



Two Double Bedrooms



One Bathroom



Bright Reception Room



Open Plan Kitchen



EPC C / Council Tax D / Holding Deposit £438.46



East Putney Tube



Brandlehow Primary



Wandsworth Common



Furnished



Minimum Term 12 Months / Deposit £2192.30



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

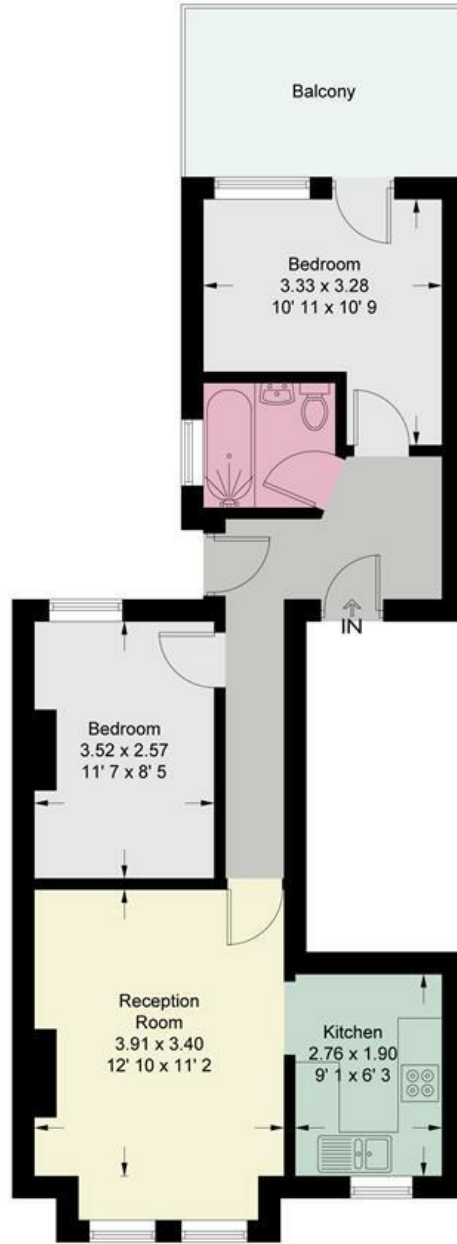
0208 785 4400

# Putney Bridge Road

Approximate Gross Internal Area = 549 sq ft / 51 sq m



**JAMES  
ANDERSON**



**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
<i>Very energy efficient - lower running costs</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 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	

