



**JAMES
ANDERSON**



TO LET

73 Upper Richmond Road, Putney, SW15

£2,500 Per Month

Per Month

A stunning two double bedroom apartment on the first floor of this prestigious portered building in the heart of Putney. Offered on an furnished basis and benefiting from a private terrace, allocated underground parking and a large communal roof garden, the accommodation comprises an entrance hallway, bright reception room with access to the terrace, fully fitted kitchen, principle bedroom with en suite bathroom with bath and separate shower, a further double bedroom and further shower room. This superbly appointed apartment is ideally located less than a minutes walk from the underground and five minutes from Putney High Street.



Two Double Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen



EPC D / Council Tax F / Holding Deposit £576.92



East Putney Tube



Putney High



Private Balcony



Off Street Parking



Minimum Term 12 Months / Deposit £2884.61



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

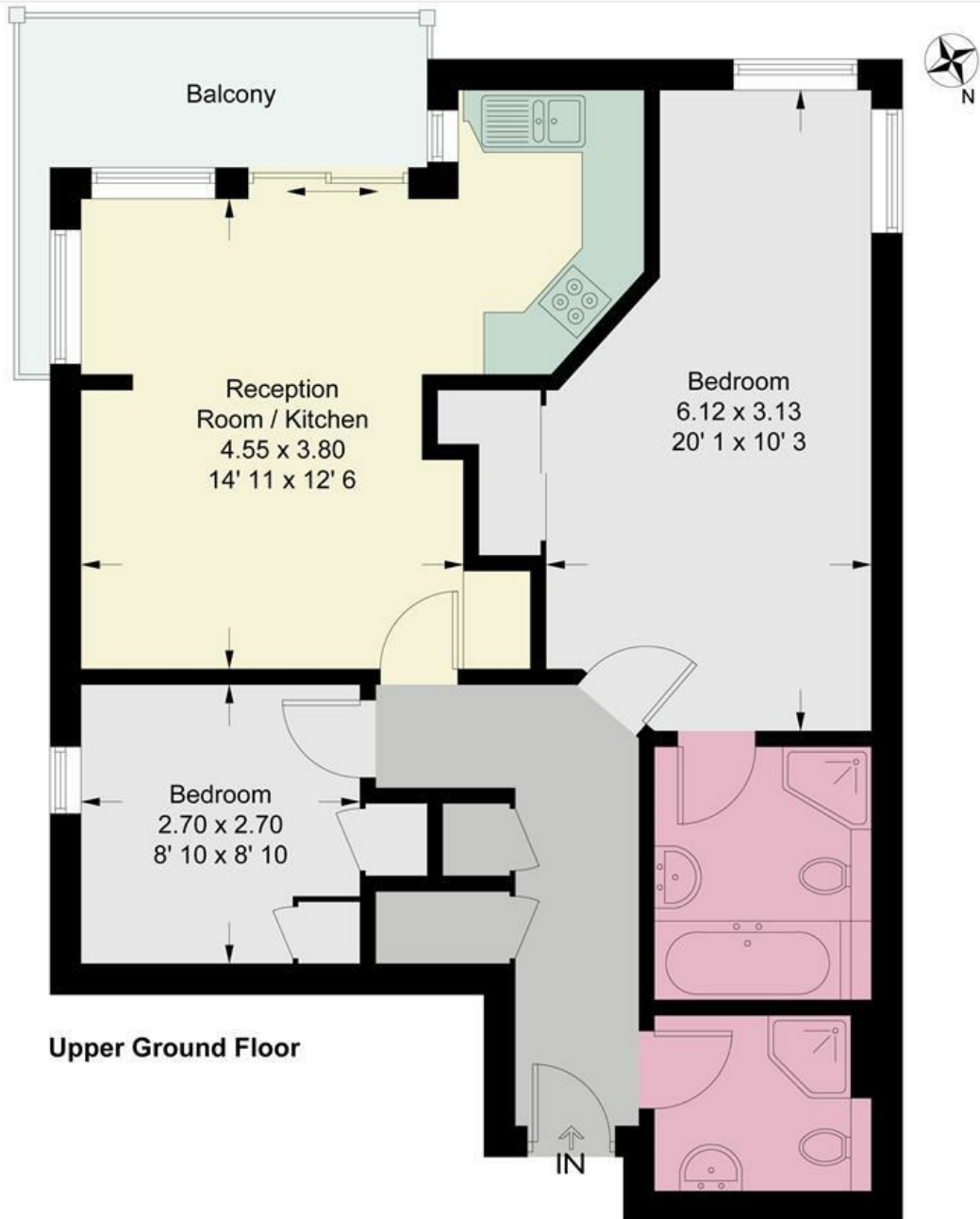
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 731 sq ft / 67.9 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		63	75
(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		

