



**JAMES  
ANDERSON**



# TO LET

Putney Hill, London, SW15









# £2,700 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 En-Suite shower room. A stand out feature is no doubt the garden, this is maintained by the management company with side access.

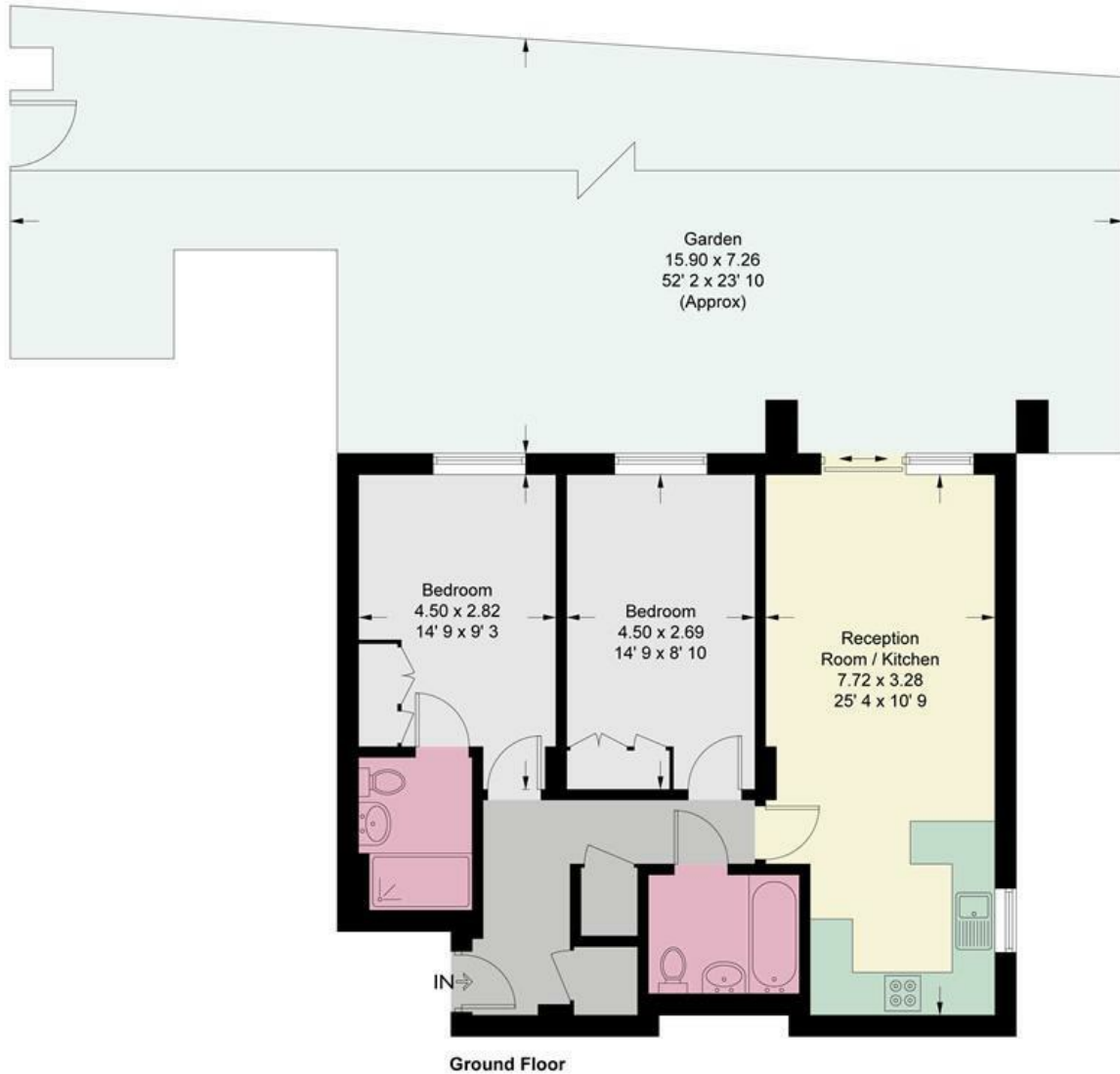
The property also has exclusive use of residents gym, private parking space underground, concierge with access to a communal roof terrace which benefits from stunning panoramic views.

-  Two Double Bedrooms
-  Putney Train Station
-  Two Bathrooms
-  Putney High
-  Large Open Plan Reception
-  Private Garden and Communal Roof Terrace
-  Modern Kitchen
-  Private Parking and Gym
-  EPC C / Council Tax F / Holding Deposit £623.07
-  Minimum Term 12 Months / Deposit £3115.38



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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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>		
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