



**JAMES  
ANDERSON**



# TO LET

14 Cambalt Road, Putney, SW15

# £1,800 Per Month

Per Month

A very well proportioned one bedroom flat situated on the second floor of a handsome period conversion. The flat is beautifully presented throughout and offers excellent living and bedroom space.

The property boasts a bright and airy reception/dining room with an adjoining kitchen. The kitchen is fitted with stylish units and has plenty of storage and preparation space. There is a good-sized double bedroom and a separate fully-tiled bathroom. The property also benefits from access to lovely communal gardens.

Cambalt Road is a wide, peaceful and popular road in West Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.



One Bedroom



One Bathroom



Spacious Reception Room



Equipped Kitchen



EPC Rating D / Council Tax Band D / Holding Deposit £415.38



Putney Station



Putney High School



East Putney Tube Station



Well-Maintained Shared Garden



Minimum Term 12 Months / Deposit £2076.92



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

0208 785 4400

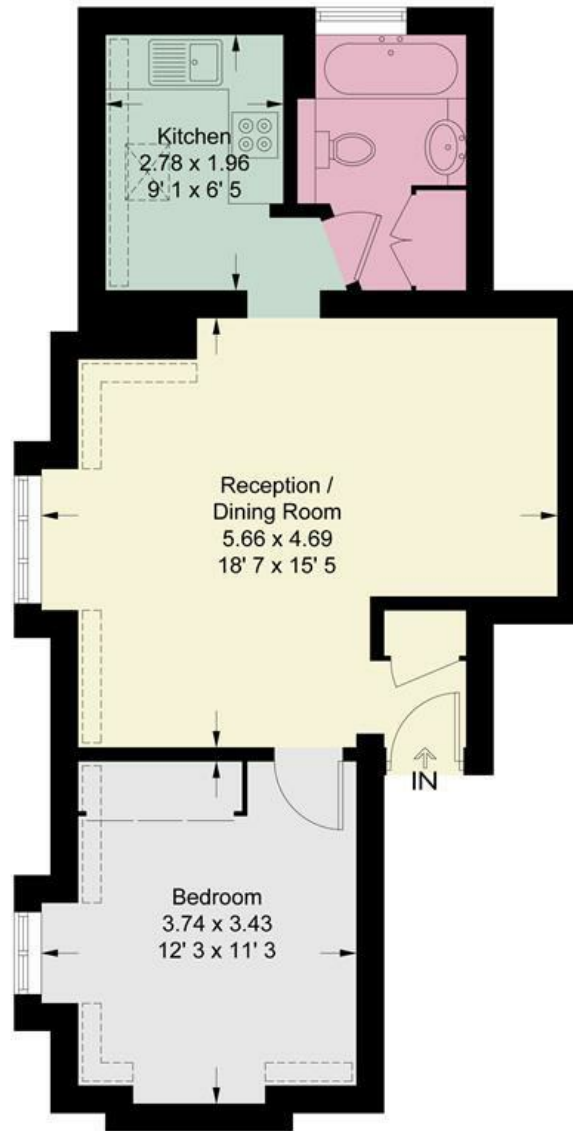
# Cambalt Road

Approximate Gross Internal Area = 494 sq ft / 45.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 21 sq ft / 2 sq m  
 Total = 515 sq ft / 47.9 sq m



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= Reduced headroom below 1.5m / 5'0



**Second 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>56</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

