



**JAMES
ANDERSON**



TO LET

Sutherland Grove, Putney, SW18

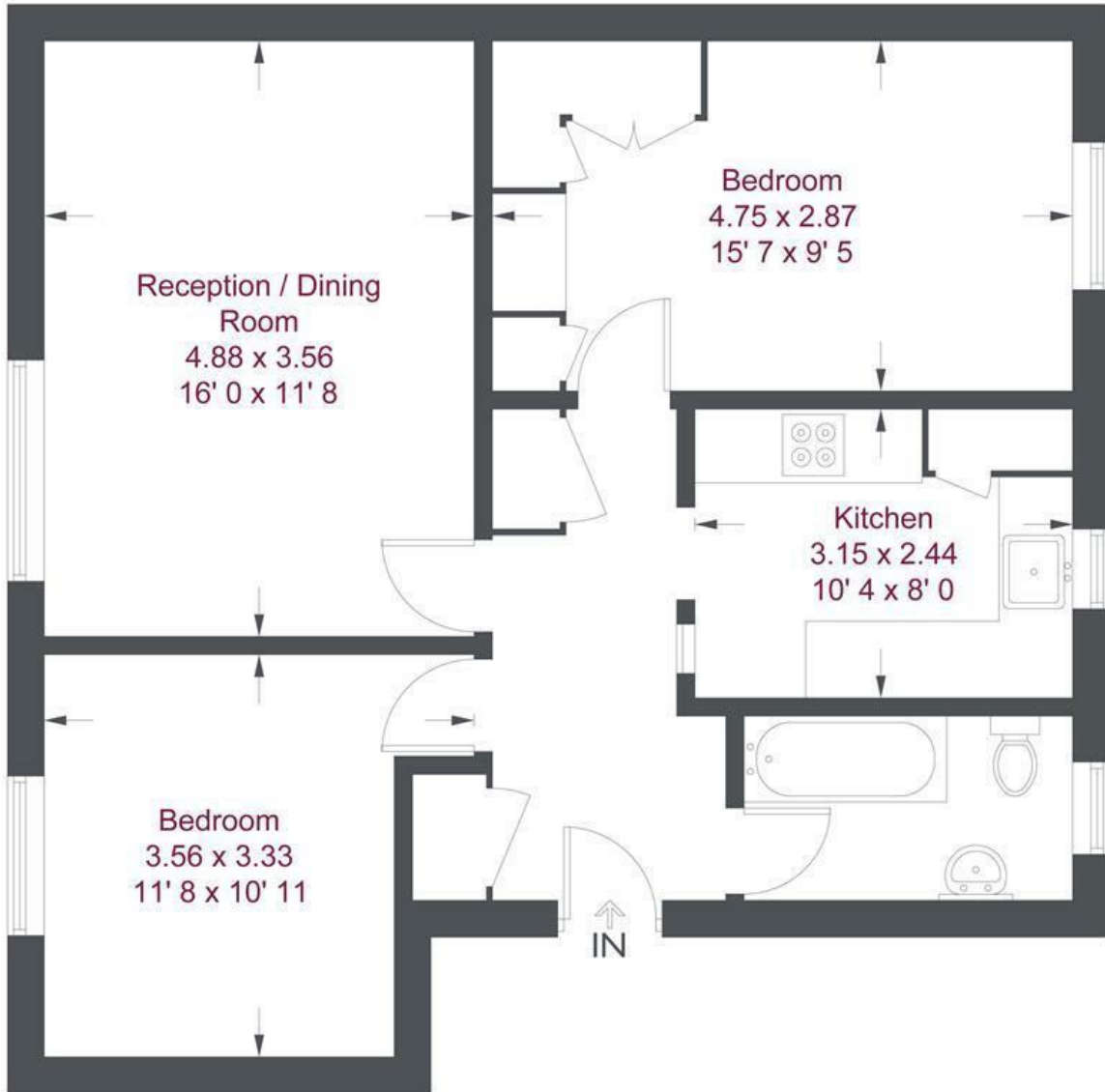
£1,800 Per Month

Per Month

A spacious and well presented, two double bedroom, purpose built first floor flat which is conveniently located within a reasonable commute of East Putney Tube Station and convenient for access to the A3. The property comprises spacious lounge/ diner, modern fitted kitchen with breakfast bar, two spacious double bedrooms and a bathroom with over bath shower. The property also offers communal gardens and a secure entry system.

-  Two double bedrooms
-  East Putney Tube
-  Modern Bathroom
-  Ashcroft
-  Reception / Dining Room
-  Furnished
-  Modern Kitchen
-  Available April
-  EPC Rating C / Council Tax C / Holding Deposit £415.38
-  Minimum Term 12 Months / £2076.92





First Floor

Sutherland Grove

Approximate Gross Internal Area = 693 sq ft / 64.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
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	

