



**JAMES  
ANDERSON**



## TO LET

Disraeli Road, Putney, SW15

## £1,600 Per Month

Per Month

A bright and well presented one bedroom top floor conversion flat situated just a stroll from Putney BR station, East Putney tube station and Putney High Street. The property is neutrally decorated throughout and comprises bright lounge/ diner modern fitted kitchen, spacious double bedroom and bathroom with over bath power shower. Disraeli Road is only a short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. Wandsworth Park, with its green, open spaces and the River Thames are moments away.



One Bedroom



One Bathroom



Bright Reception Room



Modern Kitchen



EPC D / Council Tax Band C / Holding Deposit £369.23



East Putney Tube



Brandlehow



Wandsworth Park



Furnished

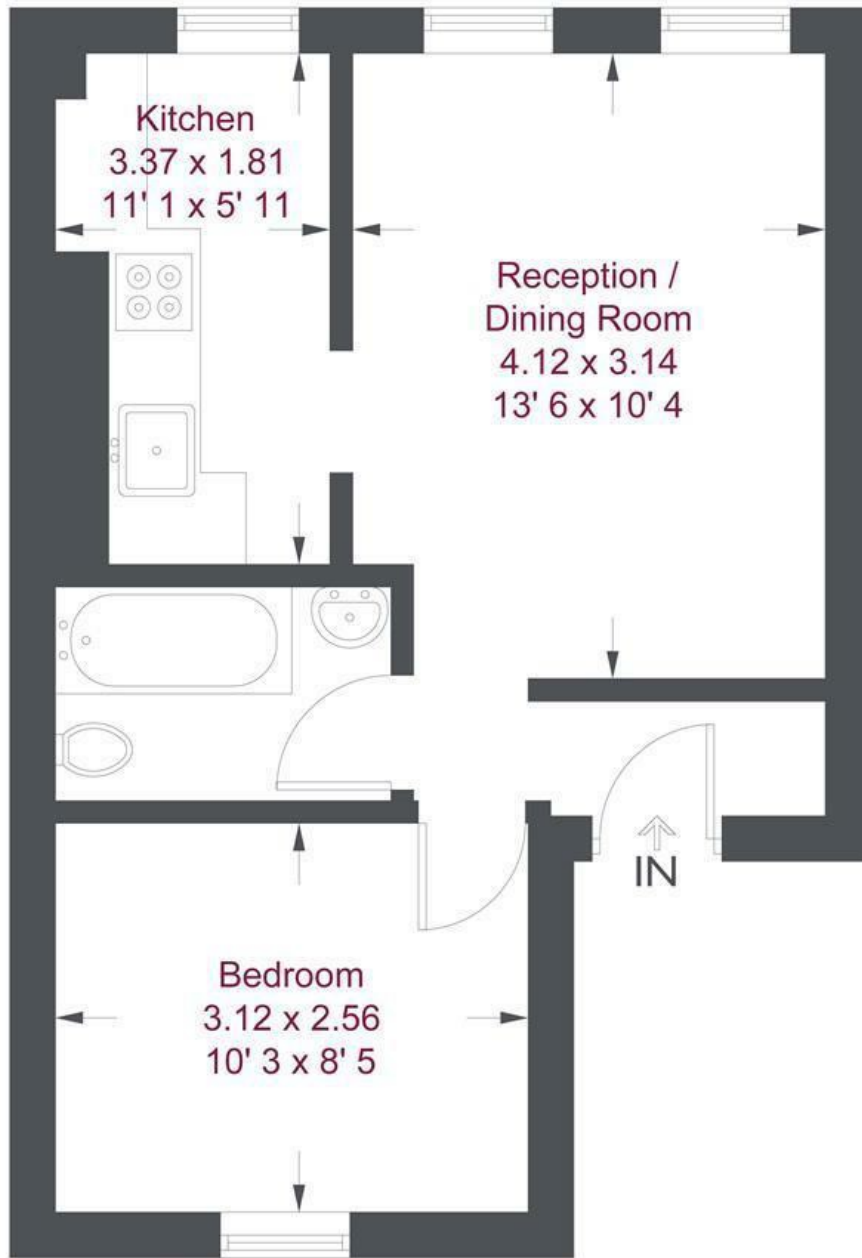


Minimum Term 12 months / Deposit £1846.15



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

0208 785 4400



**Second Floor**

**Disraeli Road**

Approximate Gross Internal Area = 359 sq ft / 33.4 sq m

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>		
(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>65</b>	<b>73</b>
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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