



**JAMES
ANDERSON**



TO LET

Westhorpe Road, Putney, SW15

£1,495 Per Month

Per Month

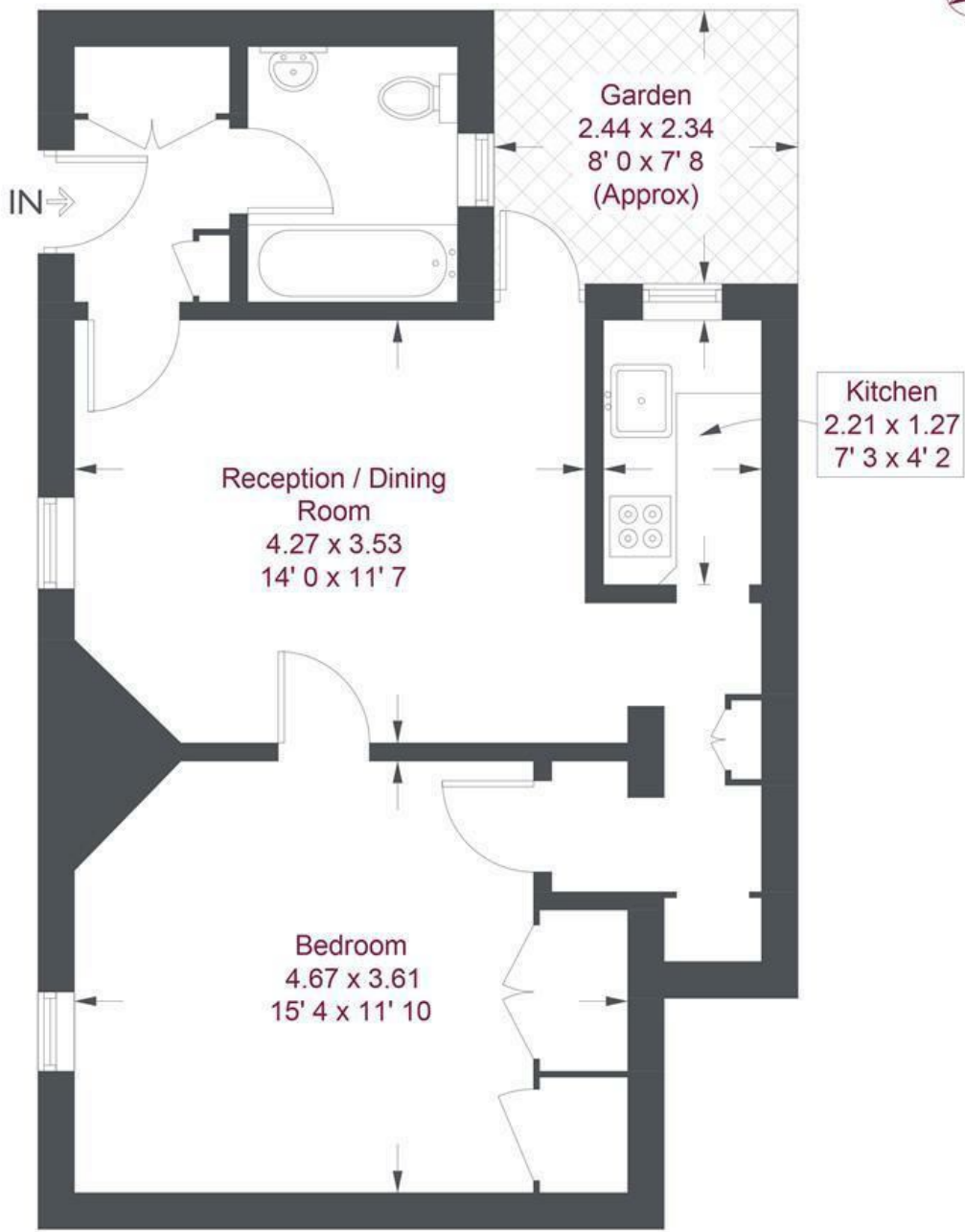
Well presented ground floor one bedroom flat to rent in the popular West Putney area. The property comprises good sized reception room, large double bedroom, bathroom and compact kitchen. Westhorpe Road is situated just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely home.

-  One Double Bedroom
-  One Bathroom
-  Reception with Wood Flooring
-  Kitchen
-  EPC D / Council Tax D / Holding Deposit £345
-  Putney Train Station
-  Hotham Primary
-  Unfurnished
-  West Putney
-  Minimum Term 12 Months / Deposit £1725



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

0208 785 4400



Ground Floor

Westhorpe Road

Approximate Gross Internal Area = 509 sq ft / 47.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

