



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £2,650 Per Month

Per Month

This beautifully presented home offers an abundance of exceptional features and offers 775 sq. Ft. Of accommodation, arranged over two floors. Comprising a bright reception room with bay fronted window, an immaculate kitchen which leads onto the private rear garden, two good sized bedrooms, family bathroom and a separate cloakroom. Beyond the private garden belonging to the flat is a beautifully maintained communal garden and the flat also benefits of an off street parking space



Two Double Bedrooms



Modern Bathroom



Large Reception with High Ceilings



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £611.53



Barnes Train Station



Putney High



Private Garden



Off Street Parking



Minimum Term 12 Months / Deposit £3057.69



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

0208 785 4400

# Upper Richmond Road

Approximate Gross Internal Area = 775 sq ft / 72 sq m  
(Excluding Shed)



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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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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