



**JAMES  
ANDERSON**



## TO LET

Putney Hill, London, SW15

## £3,500 Per Month

Per Month

Newly refurbished £1493sqft three bedroom, two bathroom flat to rent in Putney with off street parking.

Ross Court is a well kept development of flats situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wimbledon Common and Wimbledon village are not far away.



Three Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen



EPC D / Council Tax F / Holding Deposit £807.60



Putney Train Station



Putney High



Off Street Parking



Unfurnished

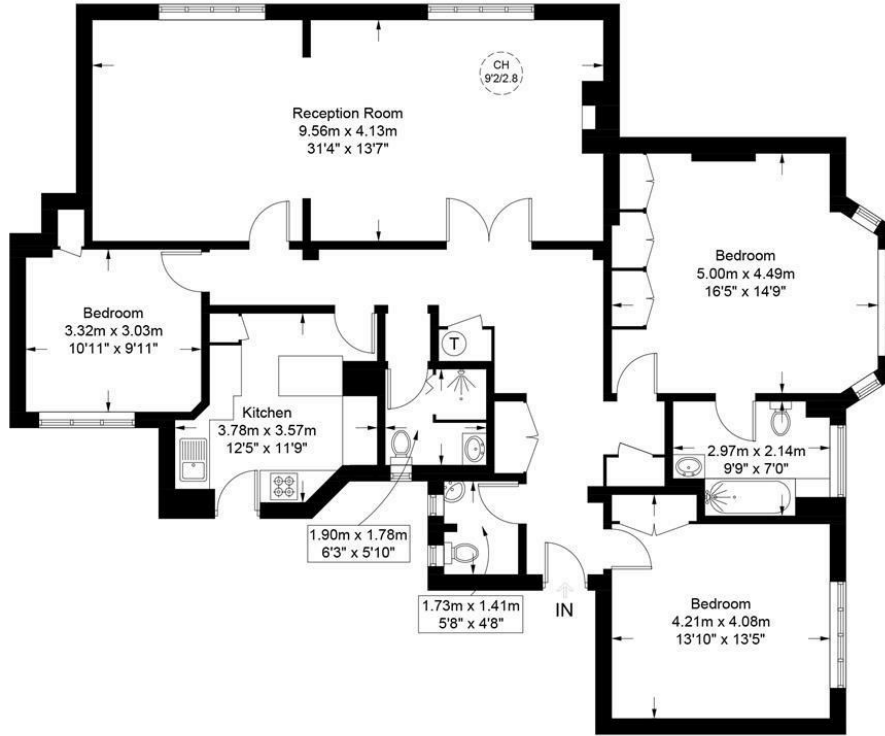
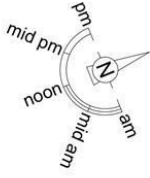


Minimum Term 12 Months / Deposit £4038



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

0208 785 4400



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</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>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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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