



**JAMES  
ANDERSON**



## TO LET

Lower Richmond Road, London, SW15

## £1,700 Per Month

Per Month

Well presented one bedroom flat to rent located on the Lower Richmond Road in West Putney. The property has been recently refurbished and comprises a modern kitchen and bathroom, one double bedroom and a large reception room.

Lower Richmond Road is ideally situated for easy access to Putney Train station, Putney Common and the River Thames.



One Bedroom



Family Bathroom



One Reception Room



Modern Kitchen



EPC Rating E / Council Tax Band C / Holding Deposit £392.30



Putney Train Station



Hotham Primary



River Thames



West Putney

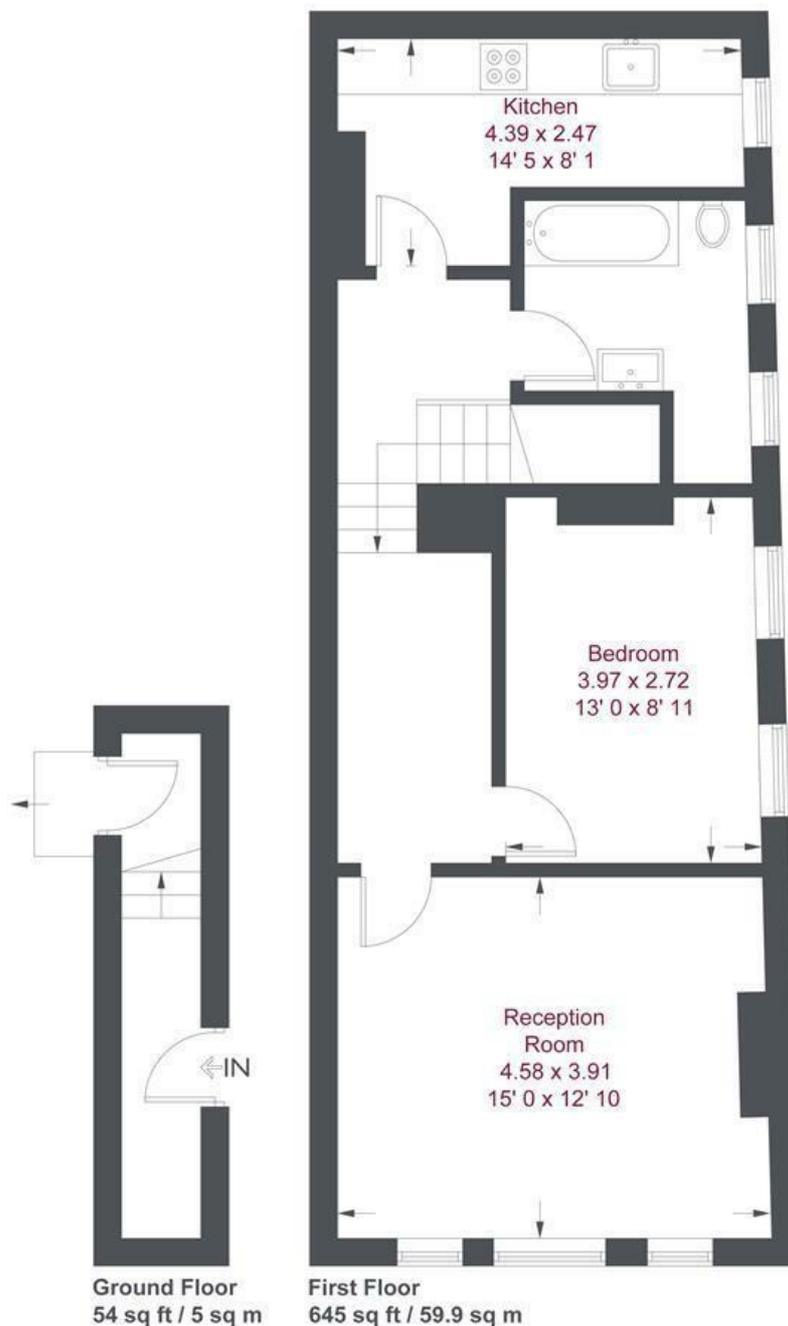


Minimum Term 12 Months / Deposit £1961.53



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

0208 785 4400



### Lower Richmond Road

Approximate Gross Internal Area = 699 sq ft / 64.9 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) <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>52</b>	<b>72</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

