



JAMES  
ANDERSON



## TO LET

27 Wymond Street, Putney, SW15

## £2,200 Per Month

Per Month

Beautifully present one bedroom first floor flat to rent located on a lovely residential road close to the River Thames. The property comprises a lovely full width reception / dining room, large double bedroom and a modern kitchen and bathroom.

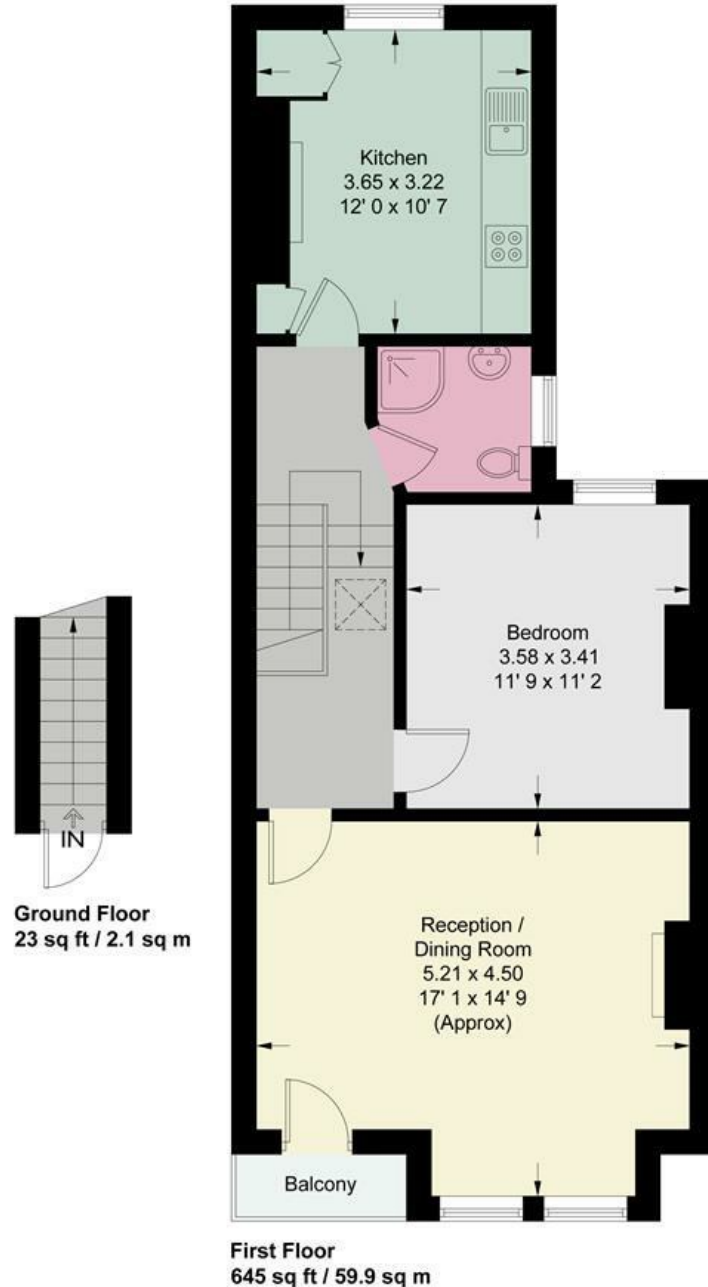
Wymond Street is a prime West Putney location, within a quiet residential road yet only minutes from the Lower Richmond Road, with its independent retailers and coffee shops, and Putney High Street. Excellent transport links with mainline and underground trains, many buses and the river boat.

-  Large Double Bedroom
-  Modern Bathroom
-  Large Bright Reception Room
-  Modern Kitchen with Dishwasher
-  EPC C / Council Tax D / Holding Deposit £507.69
-  Putney Train Station
-  Putney High
-  River Thames
-  Furnished
-  Minimum Term 12 months / £2538.46



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

0208 785 4400



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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>	<b>79</b>

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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