



**JAMES  
ANDERSON**



## TO LET

**£2,000 Per Month**

Portinscale Road, Putney, SW15

Per Month

Located within close proximity to East Putney Tube station is this spacious two bedroom apartment offering an abundance of natural light. The property comprises a modern fully fitted kitchen, modern bathroom and separate cloakroom, new decor throughout and new flooring. The principle bedroom has extensive built in wardrobes and a stunning view towards the City and central London. The good size reception room to the rear benefits from floor to ceiling windows that fill the room with natural light and overlook the communal gardens. All the shopping, bars and cafes of Putney High Street and the Upper Richmond Road are within easy reach of this well located home. Limited unallocated parking is available to the rear of the building on a first come, first served basis.



Two Double Bedrooms



Modern Bathroom



Large Kitchen / Dining Room



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £461.53



East Putney Tube



Ashcroft



Furnished



Communal Gardens

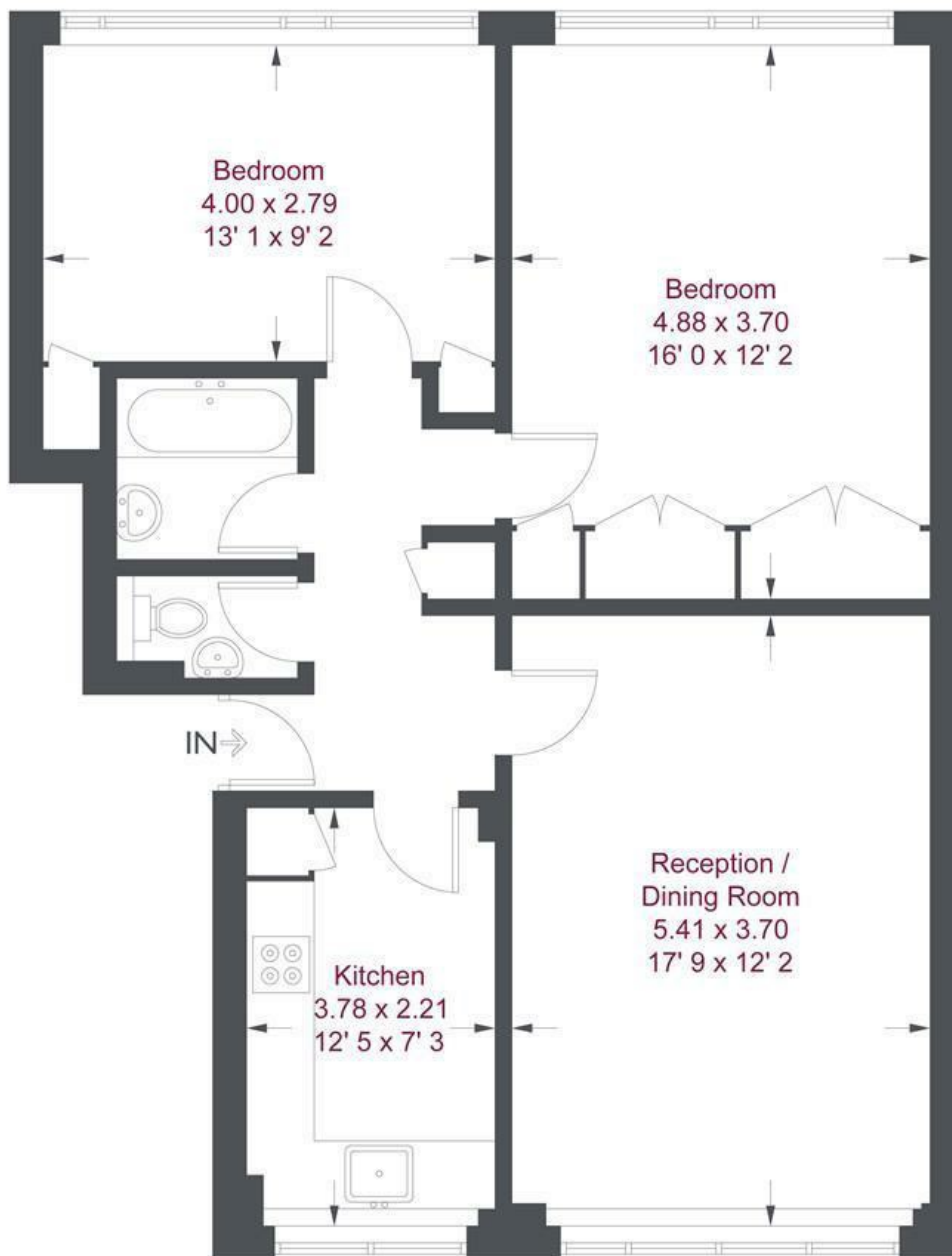


Minimum Term 12 Months / Deposit £2307.69



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

0208 785 4400



Fourth Floor

### Burton Lodge

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m

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>			<b>81</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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