



**JAMES  
ANDERSON**



## TO LET

Putney Hill, Putney, SW15

## £2,250 Per Month

Per Month

We'll present two double bedroom flat to rent in a great location in central Putney. The property comprises two very good sized double bedrooms, a large reception / dining room, a kitchen breakfast room and family bathroom.

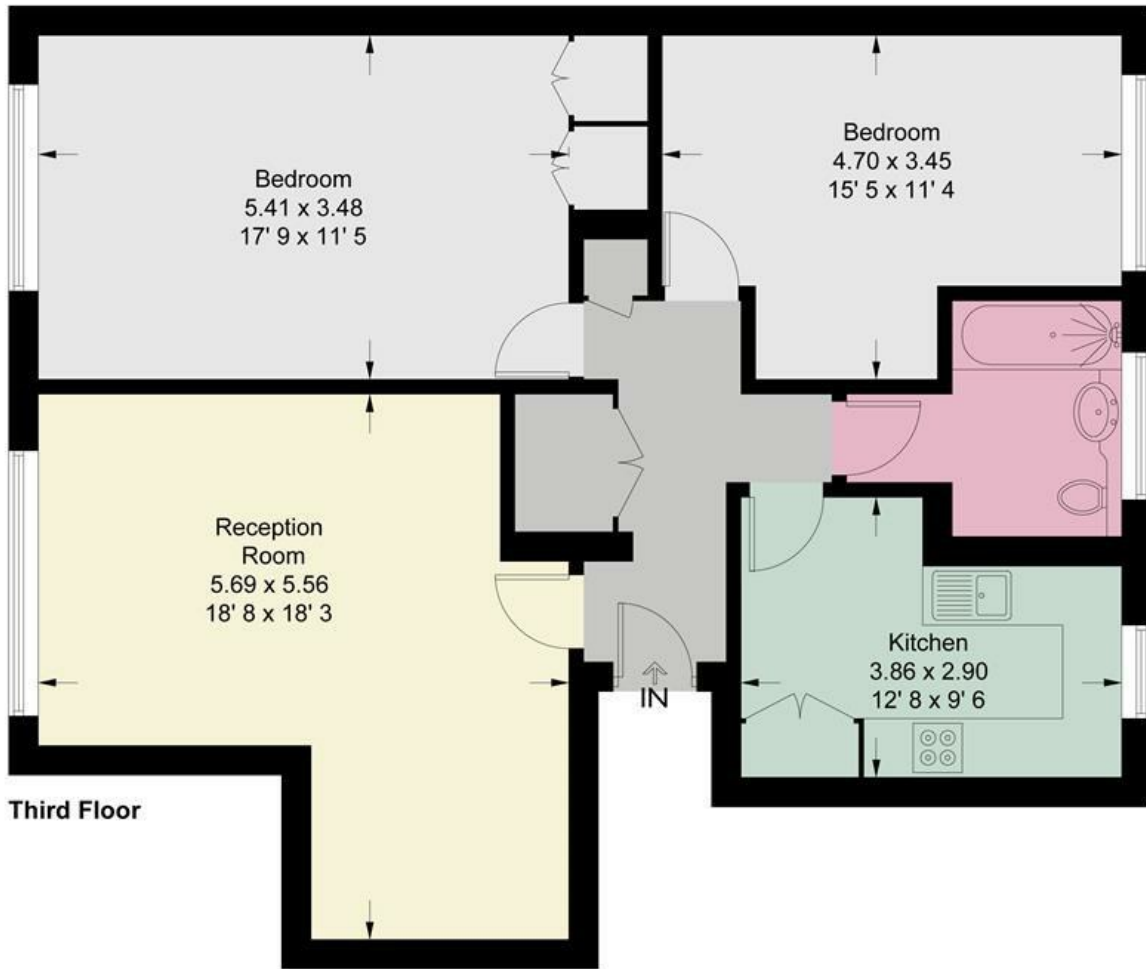
Transportation comes in abundance with Putney mainline station and East Putney tube station within two minutes walking distance, with plenty of buses to all corners of SW London. Putney Bridge and the River Thames Embankment are within 10 minutes walking distance.

-  Two Bedrooms
-  Bathroom
-  Large Reception Room
-  Kitchen / Breakfast Room
-  EPC D / Council Tax D / Holding Deposit £519.23
-  Putney High
-  Putney Train Station
-  Fantastic Location
-  Available Now
-  Minimum Term 12 Months / Deposit £2596.15




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	

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	