



**JAMES  
ANDERSON**



# TO LET

Norroy Road, Putney, SW15

# £2,200 Per Month

Per Month

Rarely available, a stunning two bedroom south facing garden flat with its own private entrance located within a highly desirable Mansion block on Norroy Road, Putney.

Measuring 837 Sq Ft, this charming property has retained many of its original features from tiled floors, fireplaces and coving throughout. The hallway is incredibly spacious followed by a large sitting room with feature bay window. Two double bedrooms, modern bathroom and a modern kitchen/diner complete the accommodation. A particular feature is the south facing garden this can be accessed from the kitchen.

Norroy Road is a highly popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC D / Council Tax C / Holding Deposit £507.69



Putney Train Station



Putney High



Private Garden



Dining Room



Minimum Term 12 Months / Deposit £507.69



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

0208 785 4400



Lower Ground Floor

## Norroy Road

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m

Storage = 37 sq ft / 3.4 sq m

Total = 838 sq ft / 77.8 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

