



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £1,850 Per Month

Per Month

Welcome to this charming property located on Upper Richmond Road in London! This delightful flat boasts one reception room, one bedroom, and one bathroom, making it a perfect cozy space for a single individual or a couple.

Situated in a purpose-built building, this property offers a comfortable living space with a lovely communal garden, providing a peaceful retreat right at your doorstep. Imagine enjoying a cup of tea or hosting a small gathering in this serene outdoor space.

Conveniently located close to Putney train and tube station, commuting to work or exploring the city will be a breeze. Whether you fancy a leisurely stroll in the park or a shopping spree in the bustling city center, this property offers easy access to all that London has to offer.

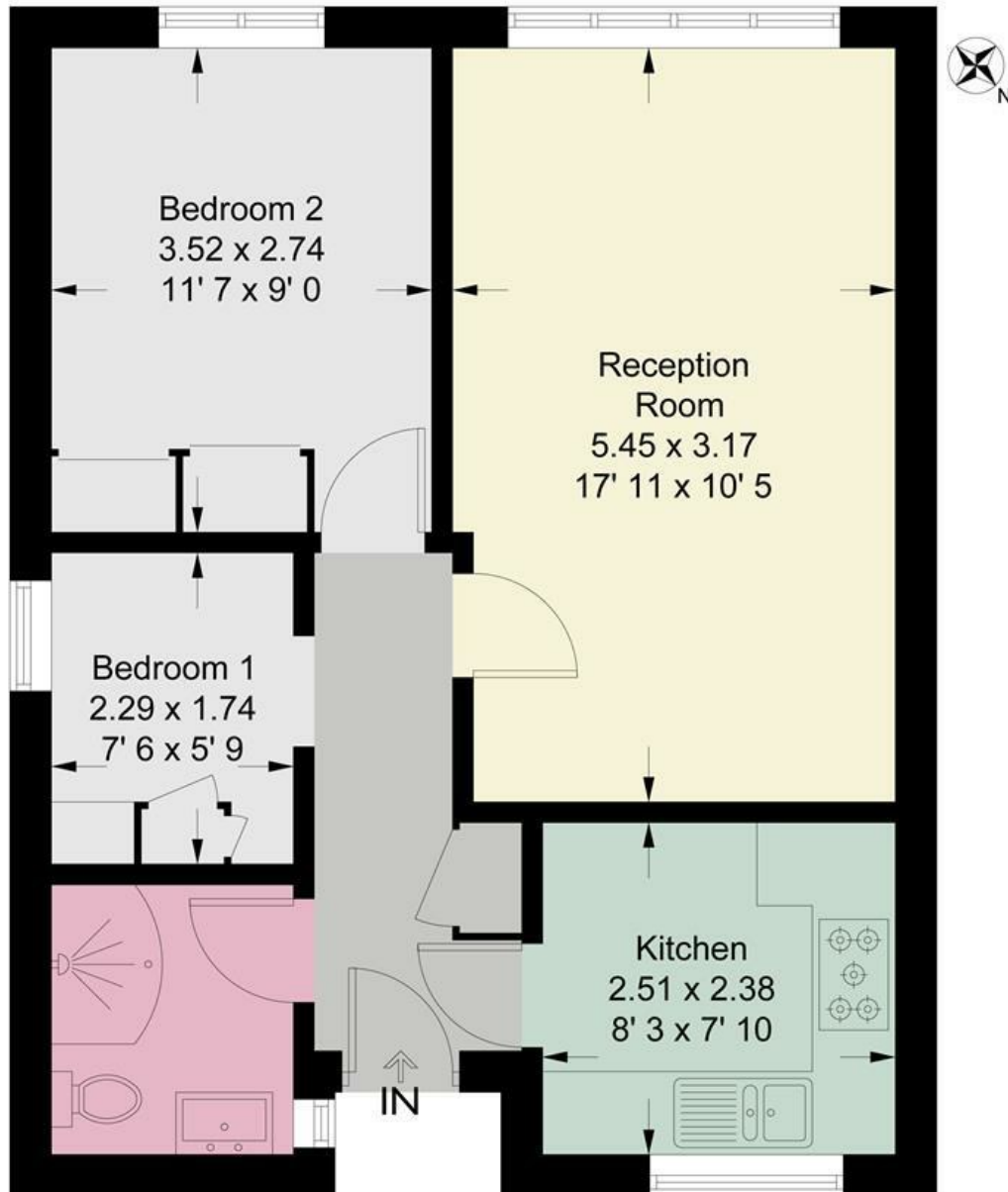
Don't miss out on the opportunity to make this charming flat your new home. Book a viewing today and envision yourself living in this lovely abode on Upper Richmond Road!

-  One Bedroom Plus Study
-  One Bathroom
-  Bright Reception Room
-  Modern Kitchen
-  EPC C / Council Tax C / Holding Deposit £426.92
-  Putney High
-  Putney Train / Tube
-  Communal Garden
-  Excellent Location
-  Minimum Term 12 Months / Deposit £2134.61



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

0208 785 4400



## Third Floor

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>		<b>72</b>	<b>72</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		

