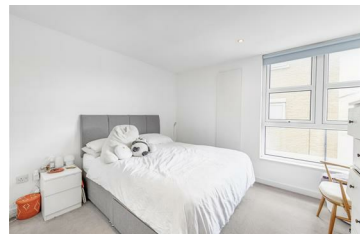




**JAMES
ANDERSON**



TO LET

Upper Richmond Road, Putney, SW15

£2,200 Per Month

Per Month

Nestled in the heart of Putney this charming flat offers a perfect blend of comfort and convenience. Step into this modern apartment and be greeted by a spacious reception room, ideal for entertaining guests or simply unwinding after a long day.

Boasting one cosy bedroom and a well-appointed bathroom, this purpose-built flat is perfect for individuals or couples looking for a stylish urban retreat. The private balcony provides a tranquil outdoor space to enjoy your morning coffee or bask in the evening sun.

Conveniently located near East Putney Tube station, commuting is a breeze, allowing you to explore all that London has to offer with ease. Whether you're looking for a vibrant nightlife, cultural experiences, or simply a peaceful stroll in the park, this flat offers the perfect base to enjoy the best of city living.

Don't miss out on the opportunity to make this modern apartment your own and experience the quintessential London lifestyle in style.

-  One Double Bedroom
-  East Putney Tube
-  Modern Bathroom
-  Putney High
-  Open Plan Reception
-  Private Balcony
-  Modern Kitchen
-  Available August
-  EPC B / Council Tax E / Holding Deposit £507.69
-  Minimum Term 12 Months / Deposit £2538.46



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

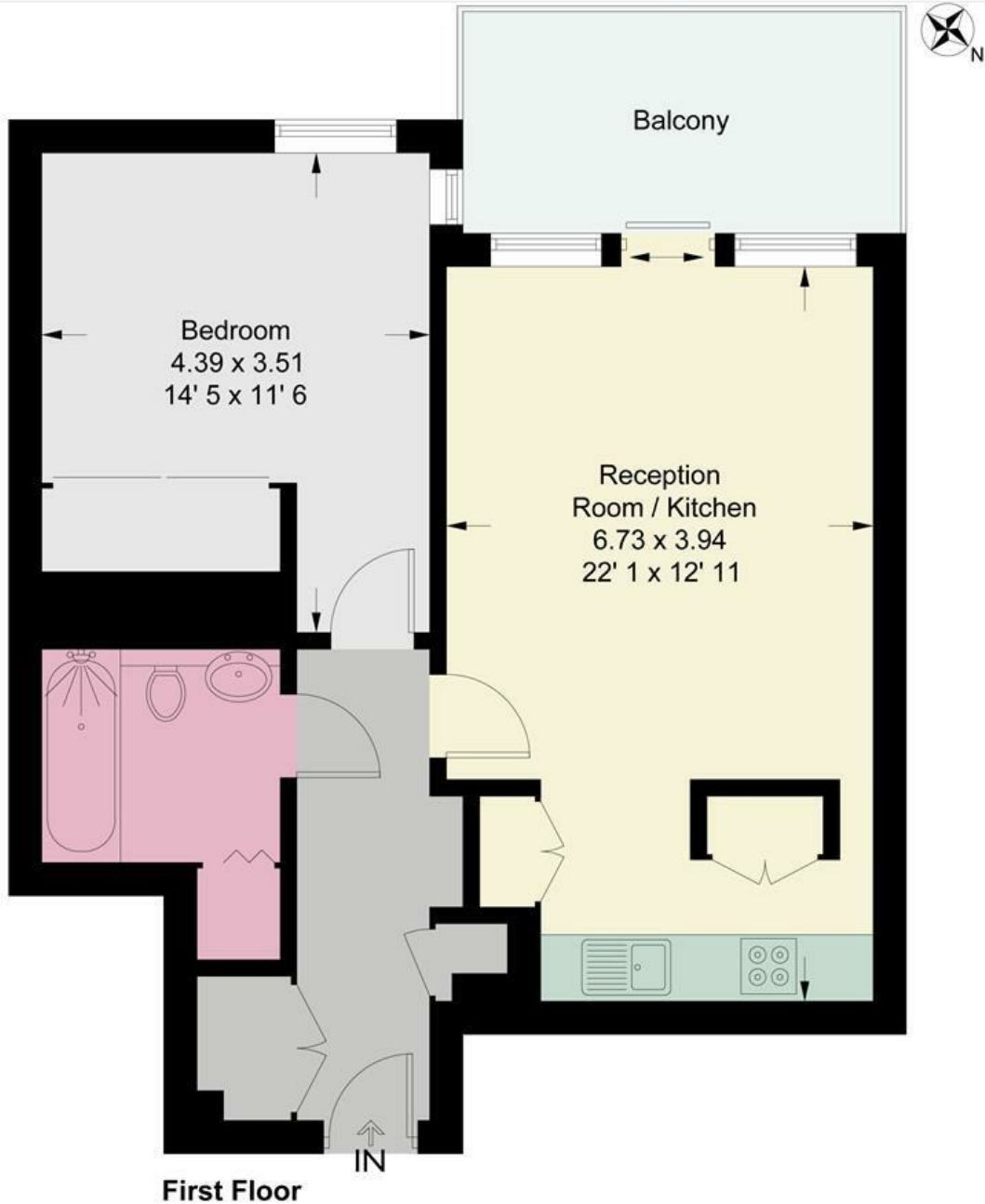
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 600 sq ft / 55.7 sq m



**JAMES
ANDERSON**



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

