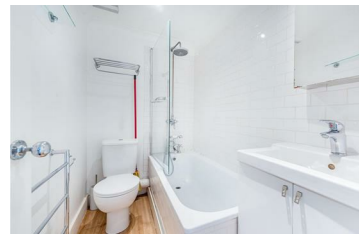




**JAMES  
ANDERSON**



## TO LET

131 Disraeli Road, Putney, SW15

## £1,800 Per Month

Per Month


A bright and well presented one bedroom first floor conversion flat situated just a stroll from Putney BR station, East Putney tube station and Putney High Street. The property is neutrally decorated throughout and comprises bright lounge/ diner with feature fireplace, modern fitted kitchen, spacious double bedroom and bathroom with over bath power shower. The property further benefits from intercom entry system.


-  One Double Bedroom
-  One Bathroom
-  Bright Reception Room
-  Modern Kitchen
-  EPC D / Council Tax C / Holding Deposit £415.38
-  East Putney Tube
-  Brandlehow Primary
-  Wandsworth Park
-  Available July
-  Minimum Term 12 Months / Deposit £2076.92



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

0208 785 4400

| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |

