



**JAMES
ANDERSON**



TO LET

Manor Fields, Putney Hill, SW15

£2,200 Per Month

Per Month

Situated within the prestigious Manor Fields Estate the property has two double bedrooms and an impressive reception/dining room with lovely views. Located at the rear of the development the property benefits from large, well maintained communal gardens. It also has off-street parking

Manor Fields conveniently located for public transport and Putney high street with various boutique shops, bars restaurants and cafes.



Two Double Bedrooms



Modern Bathroom



Large Reception Room



Open Plan Kitchen



EPC C / Council Tax D / Holding Deposit £507.69



Putney Train Station



Putney High School



Great Location



Unfurnished



Minimum Term 12 Months / Deposit £2538.46



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

0208 785 4400



Manor Fields

Approximate Gross Internal Area = 905 sq ft / 84.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

