



**JAMES
ANDERSON**



TO LET

Fawe Park Road, Putney, SW15

£2,495 Per Month

Per Month

A beautifully presented two bedroom garden flat situated in a popular and convenient location in Putney. The property boasts a nice size reception room which is complemented by a well-planned fitted kitchen. Both have direct access to a 48ft south facing private landscaped rear garden. The master bedroom has fitted wardrobes and access to a luxury bathroom, there is also another double bedroom.

The property is within a two-minute walk of East Putney underground station, a five minute walk of both Putney mainline station and the river Thames and is within the catchment area for Brandlehow Primary School. Also within easy reach are numerous shops, supermarkets, bars, restaurants and cafes.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating D / Council Tax D / Holding Deposit £575.76



East Putney Tube



Brandlehow



Private Garden



Wandsworth Park



Minimum Term 12 Months / Deposit £2878.84

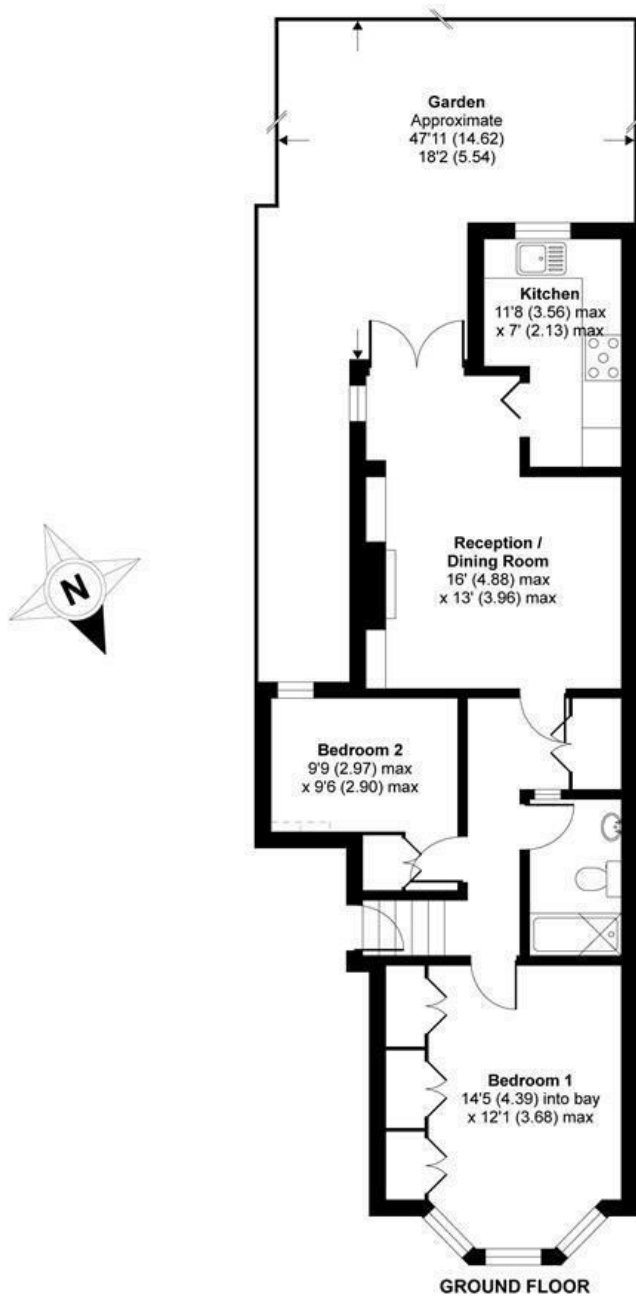


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

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APPROX. GROSS INTERNAL FLOOR AREA 628 SQ FT 58.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	70
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		

