



**JAMES  
ANDERSON**



# TO LET

20 St. John's Avenue, Putney, SW15

# £2,500 Per Month

Per Month

New to the market, this spacious property is 0.2 miles from Putney Overground and 0.3 miles from East Putney underground station. It is therefore ideal for a commute and would equally suit sharers, families, a couple or an individual. The property comprises of two double bedrooms, both of which are amply sized, one bathroom, a reception room with a small private balcony and a sizeable kitchen equipped with washing machine, dishwasher, fridge/freezer and an oven with a gas hob. Upper Richmond Road is 0.2 miles away which has an abundance of general amenities and various bus routes into Central London.



Two Bedrooms



One Bathroom



Reception Room



Spacious Kitchen



EPC C / Council Tax Band E / Holding Deposit £576.92



East Putney Underground & Putney Overground



Putney High School



Ground Floor With Private Balcony



Shared Garden



Minimum Term 12 Months / Deposit £2884.61



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

0208 785 4400



**Ground 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 |
| <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 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 2002/91/EC |           |

