



**JAMES  
ANDERSON**



## TO LET

Balmuir Gardens, Putney, SW15

## £2,500 Per Month

Per Month

A very well presented two double bedroom third floor apartment offering generous living space throughout. Comprising a large reception room with a dual aspect and access onto a private south facing balcony with fantastic views across West Putney. There is a large principle bedroom with an en-suite shower room and built in wardrobes. A second double bedroom, family bathroom and a good size kitchen. The property further benefits from having a lift service and a security entry phone.

Brittany House is located just off the Upper Richmond Road in the highly desirable Balmuir Gardens. It is a Art-Deco purpose built block which has great character. It is situated in the heart of Putney and is within a few minutes' walk of both Putney mainline and East Putney underground stations. Many shops and restaurants are found on the Putney High Street which is a stones throw away. Viewings are highly recommended.



Two Double Bedrooms



Two Bathrooms



Large Dual Aspect Reception



Modern Kitchen



EPC B / Council Tax F / Holding Deposit £576.92



Putney Train Station



Hotham Primary



Central Putney



Balcony



Minimum Term 12 Months / Deposit £2884.61

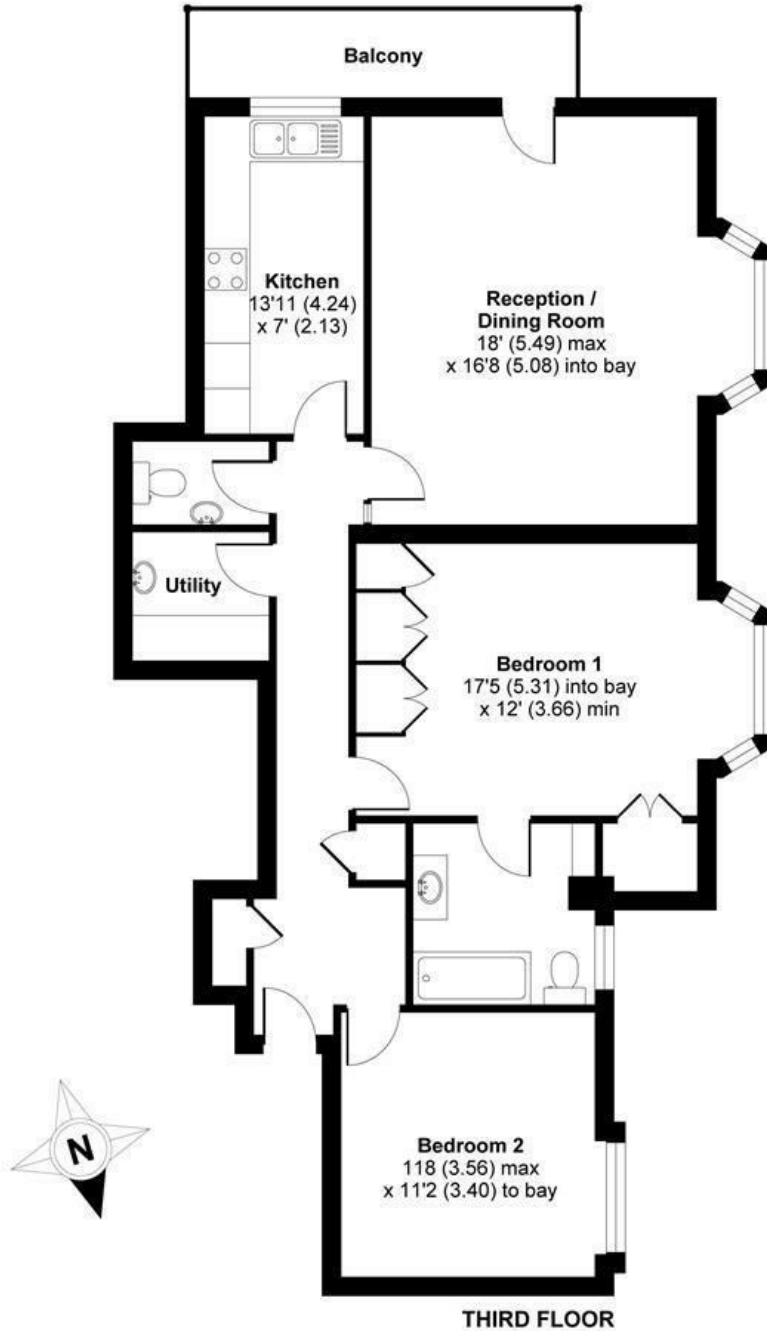


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Upper Richmond Road, Putney, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1020 SQ FT 94.7 SQ METRES



THIRD FLOOR

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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

