



**JAMES  
ANDERSON**



## TO LET











Lower Richmond Road, Putney, SW15

## £3,400 Per Month

Per Month

A spacious four bedroom split level apartment in a fantastic location and within easy reach of local shops, the River Thames and Putney High Street.

Comprising modern and spacious kitchen/ dining room, large lounge, principle bedroom, three further double bedrooms and two bathrooms.


-  Split level property
-  Four Double Bedrooms
-  Modern kitchen/ dining room
-  Two Bathrooms
-  EPC D / Council Tax D / Holding Deposit £784.61
-  Open Plan Reception Room
-  Three further double bedrooms
-  Modern Kitchen
-  Newly redecorated throughout
-  Minimum Term 12 Months / Deposit £3923.07

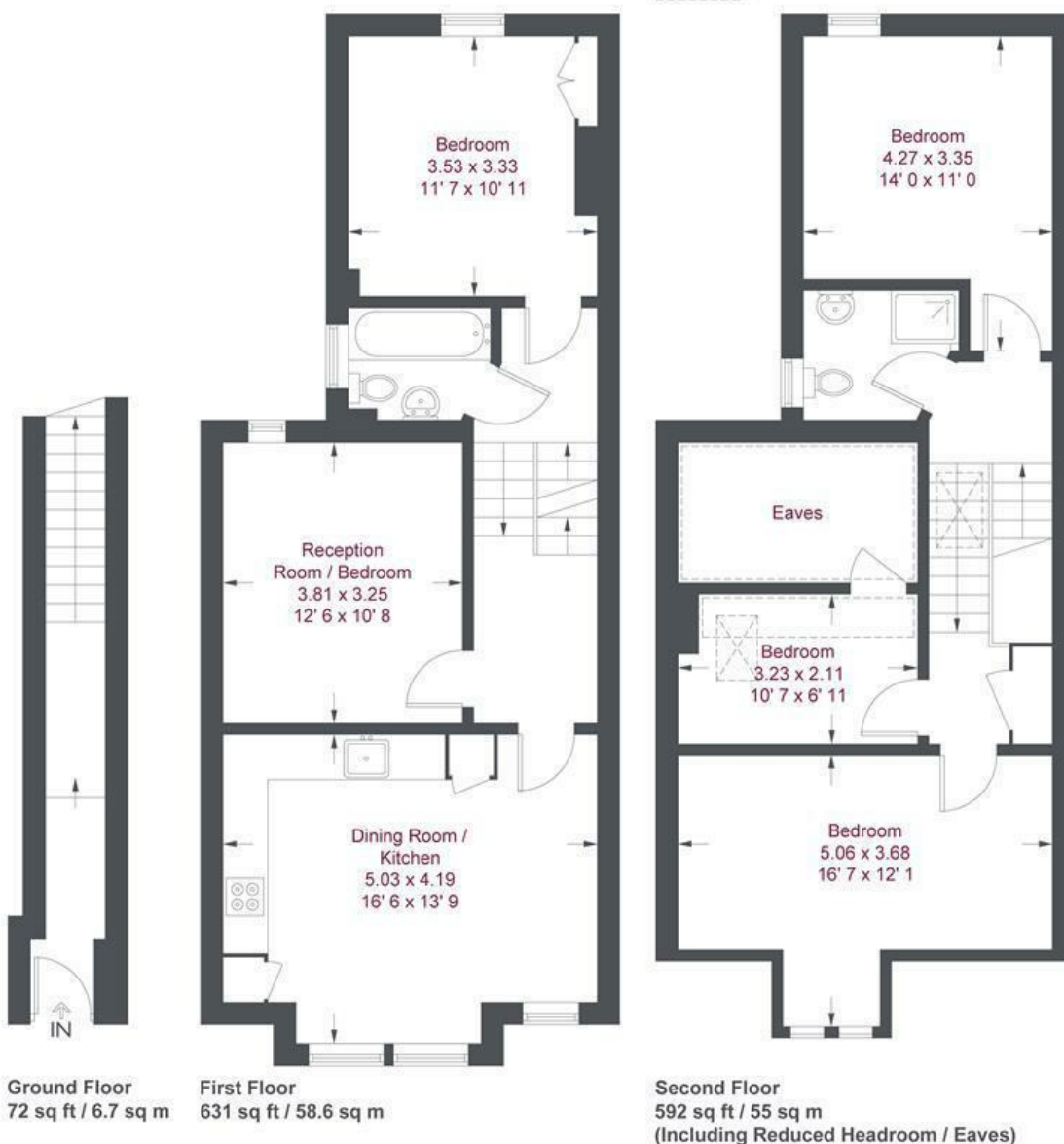


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



 = Reduced headroom below 1.5m / 5'0




### Lower Richmond Road


Approximate Gross Internal Area = 1217 sq ft / 113 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 78 sq ft / 7.3 sq m

Total = 1295 sq ft / 120.3 sq m

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   |
| 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 |  |

| 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 |  |

