



**JAMES  
ANDERSON**



## TO LET

401 Upper Richmond Road, Putney, SW15

## £2,200 Per Month

Per Month

Conveniently located just 0.3 miles from Barnes Station this charming property is located on Upper Richmond Road in the heart of Putney. This delightful flat boasts a large bright lounge / dining room, perfect for entertaining guests or simply relaxing after a long day. With two lovely bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The property also benefits from off street parking (on a first come first served basis) and a well maintained communal garden.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and experience the charm and convenience that this property has to offer.



Two Double Bedrooms



Modern Bathroom



Large Reception / Dining Room



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £507.69



Barnes Train Station



Roehampton University



Off Street Parking



Unfurnished



Minimum Term 12 Months / Deposit £2538.46

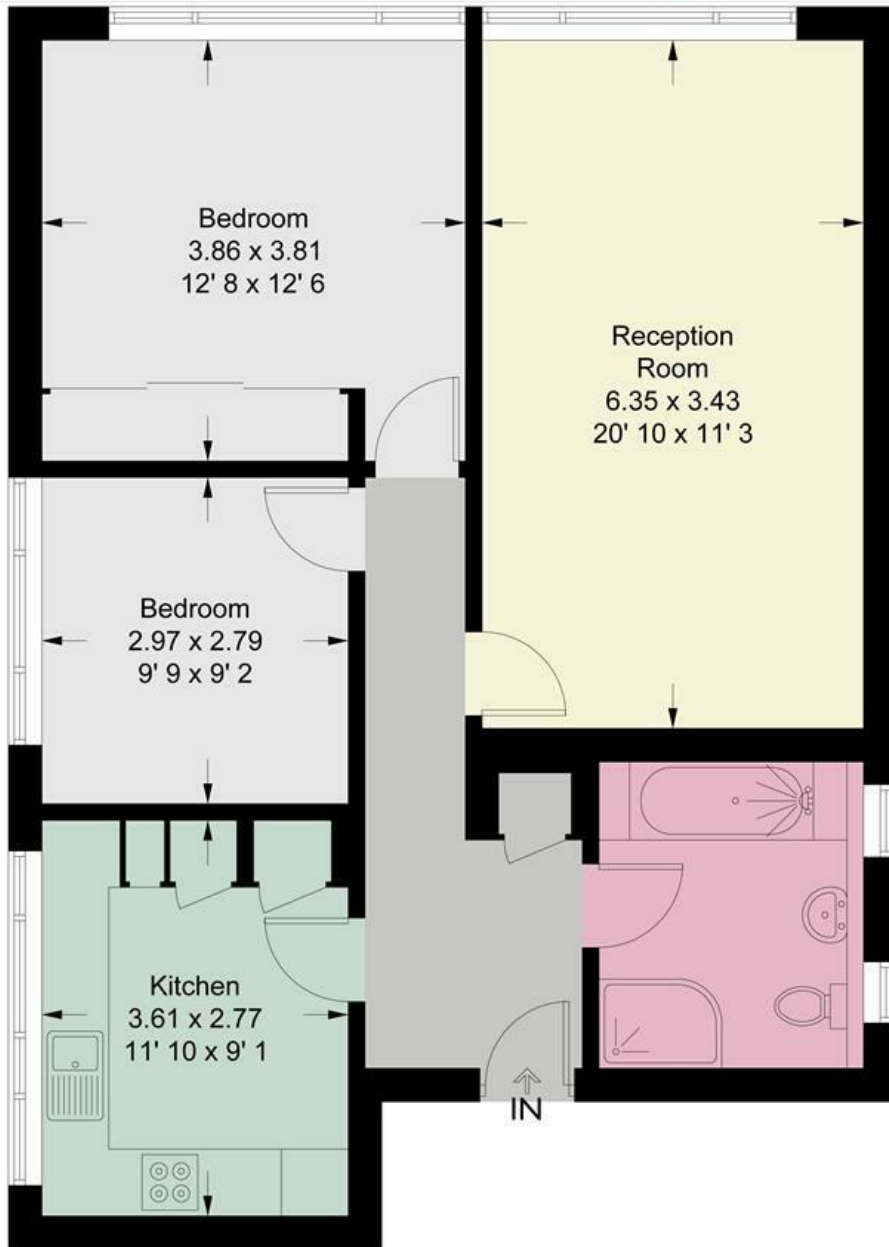


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Roehampton Wick

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m



**First 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
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>		59	65
(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		

