



**JAMES
ANDERSON**



TO LET

Carlton Drive, London, SW15

£1,900 Per Month

Per Month

Welcome to this charming property located on Carlton Drive in Putney. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The property features a modern bathroom and modern open plan kitchen.

One of the highlights of this flat is the private balcony, where you can enjoy a cup of tea in the morning or soak in the evening sun.

Conveniently situated near East Putney Tube Station, commuting will be a breeze, connecting you to the heart of London and beyond. Whether you're looking for a starter home or a cosy city retreat, this property offers a fantastic opportunity to own a piece of London living. Don't miss out on the chance to make this lovely flat your new home!



Good Size Double Bedroom



Family Bathroom



Open Plan Reception Room



Modern Kitchen



EPC B / Council Tax D / Holding Deposit £438.46



East Putney Tube



Ashcroft



Private Balcony



Furnished

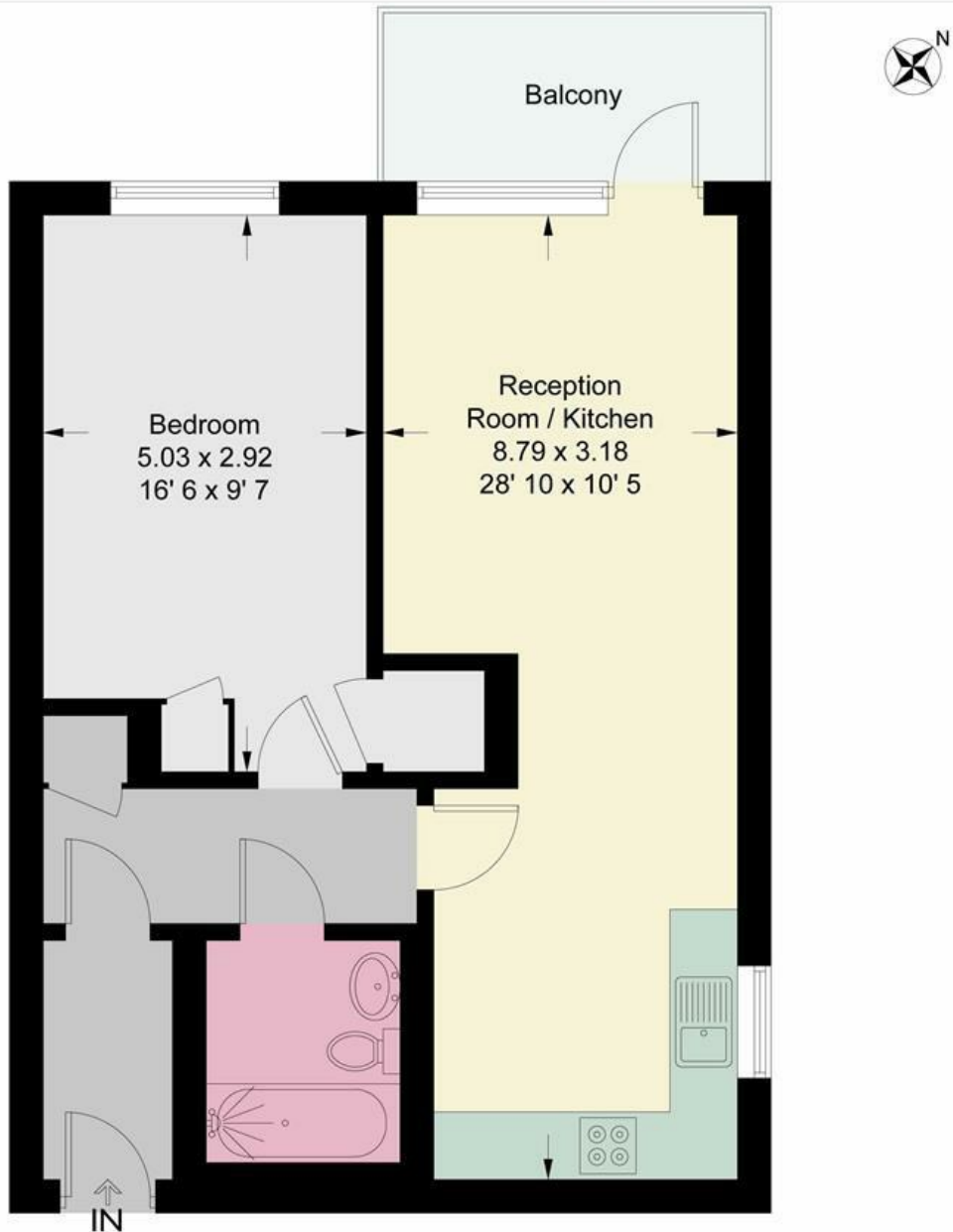


Minimum Term 12 Months / Deposit £2192.30



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

0208 785 4400



Third 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

