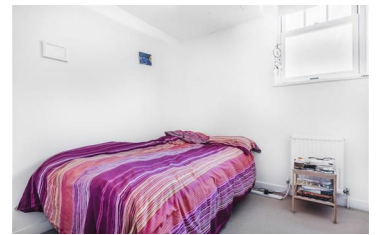




**JAMES  
ANDERSON**



## TO LET

97 Felsham Road, Putney, SW15

## £2,200 Per Month

Per Month

A two bedroom purpose built apartment with stunning views, conveniently located on Felsham Road, Putney. This exceptional property is split over two floors and comprises two double bedrooms both with built in wardrobes, family bathroom with shower over bath, additional WC and stylish open plan kitchen/diner layout. The property further benefits from double glazing throughout, gas central heating, spacious reception leading out on to a private south facing roof terrace with stunning viewings of the surrounding area. Felsham Road is within easy reach of shops, bars and restaurants of Putney High St and just a few minutes from both Putney Bridge Tube (District Line) and Putney British Rail.

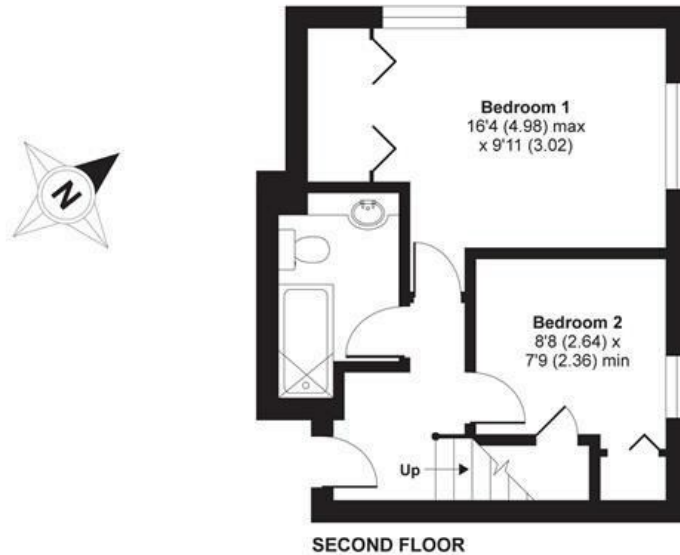
-  Two Double Bedrooms
-  One Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC Rating - C

-  Putney Train Station
-  Hotham Primary
-  Private Roof Terrace
-  Furnished
-  West Putney



# Felsham Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 845 SQ FT 78.5 SQ METRES



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		

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		

