



**JAMES  
ANDERSON**



## TO LET

Lower Richmond Road, Putney, SW15

## £3,000 Per Month

Per Month

Stunning top floor two double bedroom Edwardian mansion apartment located within Putney Embankment's most coveted gated development. Benefitting from high ceilings and wooden floors, Large windows giving plenty of light in each of the principle rooms, a brand new modern kitchen, family size bathroom with bath and a separate walk in shower. Further benefits include a day porter, pretty communal gardens and prompt access to Putney town centre, Putney Bridge tube station (District Line 0.3 miles from property) and Putney's overland station with regular fast services into and out of central London (0.55 miles from property). Offered furnished and available immediately.



Two Double Bedrooms



Family Bathroom



Large Reception Room with Amazing Views



Brand New Kitchen



EPC E / Council Tax E / Holding Deposit £692.30



Putney Bridge Tube



River Views



Furnished



Over 1000 sqft



Minimum Term 12 Months / Deposit £3461.53



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

0208 785 4400

# Kenilworth Court

Approximate Gross Internal Area = 1032 sq ft / 95.9 sq m



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Fifth 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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>39</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

