



**JAMES
ANDERSON**



TO LET





Lacy Road, Putney, SW15

£2,800 Per Month

Per Month

Well presented three double bedroom, two bedroom split level flat with private terrace to rent in a great location close to Putney High Street. The property comprises three double bedrooms, two bathrooms and an open plan kitchen / reception room with doors leading out to a private terrace.

-  Three Double Bedrooms
-  Two Bathrooms
-  Open plan Reception
-  Modern Kitchen
-  EPC D/Council Tax Band D/Holding Deposit £646.15

-  Putney Station
-  Hotham Primary School
-  Close to Putney High Street
-  Roof Terrace
-  Minimum Term 12 Months/Deposit £3230.76



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

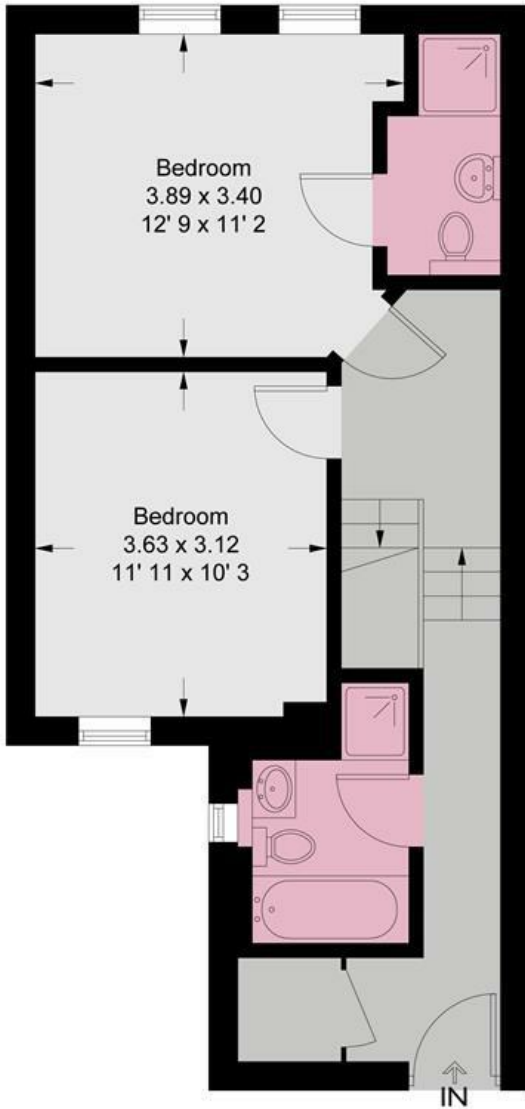
0208 785 4400

Lacy Road

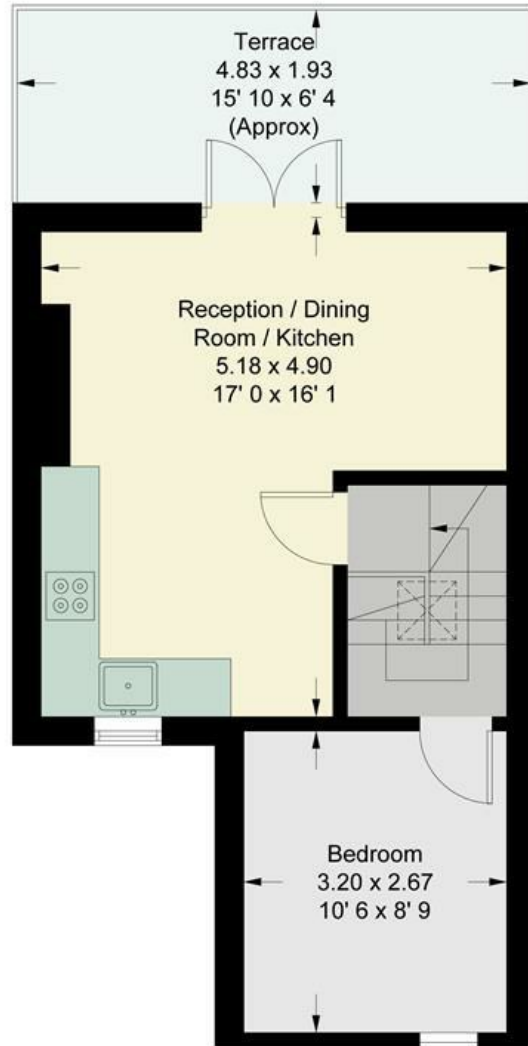
Approximate Gross Internal Area = 860 sq ft / 79.9 sq m



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First Floor
489 sq ft / 45.4 sq m



Second Floor
371 sq ft / 34.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC	

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

