



**JAMES  
ANDERSON**



## TO LET

Chartfield Avenue, Putney, SW15

## £2,300 Per Month

Per Month

Lovely two bedroom flat to rent on a quiet residential road in Putney. The property comprises a lovely bright open plan kitchen reception room, two bedrooms and a modern bathroom.

The property also benefits from a large, well maintained communal garden and off street parking (on a first come first served basis). Fernhill Place is a stunning building located close to Central Putney, Putney Train Station and East Putney Tube.

-  Two Bedrooms
-  Modern Bathroom
-  Large Open Place Reception
-  Modern Kitchen
-  EPC C / Council Tax D / Holding Deposit £530.76
-  Putney Train Station
-  Putney High
-  Lovely Communal Garden
-  Off Street Parking (first come first served)
-  Minimum Term 12 Months / Deposit £2653.84



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

0208 785 4400

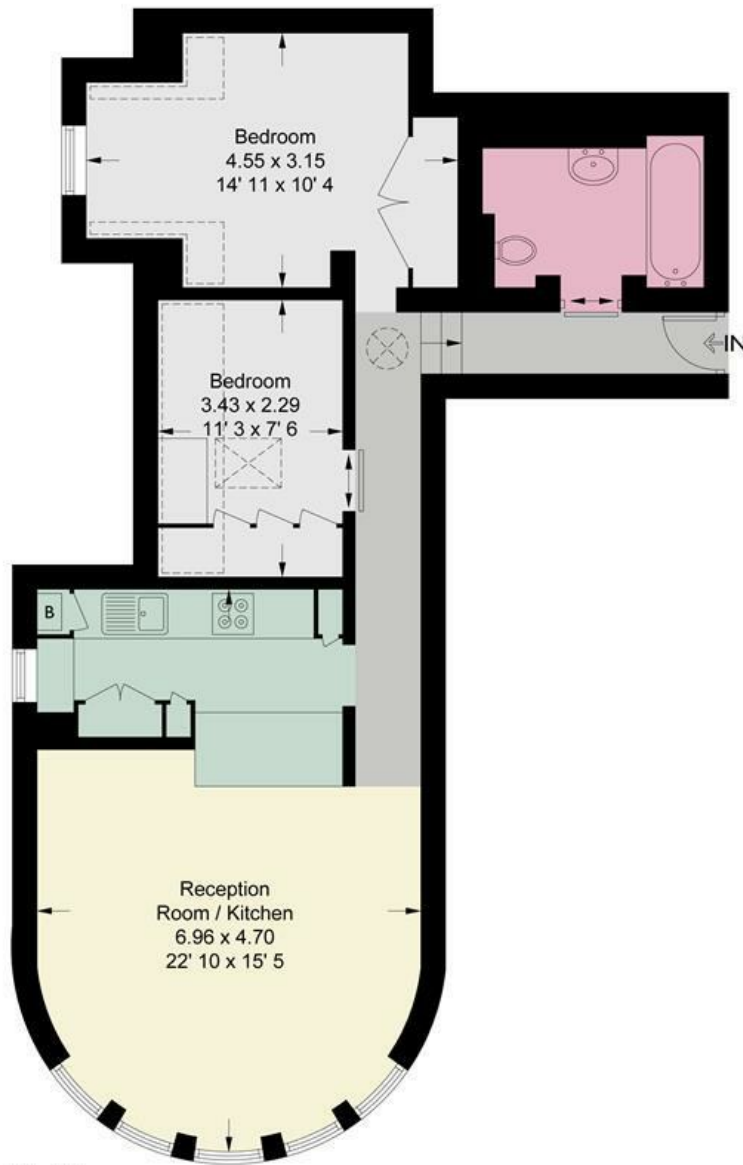
# Fernhill Place

Approximate Gross Internal Area = 654 sq ft / 60.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 39 sq ft / 3.6 sq m  
 Total = 693 sq ft / 64.4 sq m



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= Reduced headroom below 1.5m / 5'0



**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>		<b>77</b>	<b>80</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			
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