



**JAMES  
ANDERSON**



## TO LET

Pallister Terrace, Putney, SW15

## £3,000 Per Month

Per Month

17 Pallister Terrace is a well presented three bedroom, two bathroom family home located within a peaceful residential development in Putney Vale, close to Richmond Park. Arranged over multiple floors, the property offers bright and spacious accommodation including a generous reception room, modern fitted kitchen with dining space, principal bedroom with en suite shower room, and two further well proportioned bedrooms. Additional benefits include private outdoor space, allocated parking, and excellent access to Putney, Wimbledon, local amenities, highly regarded schools, and transport links via the A3.



Three Bedrooms



Two Bathrooms Plus Cloakroom



Open Plan Reception Room



Modern Kitchen



EPC C / Council Tax F / Holding Deposit £692.20



A3



Roehampton University



Private Garden



Richmond Park



Deposit £3,461

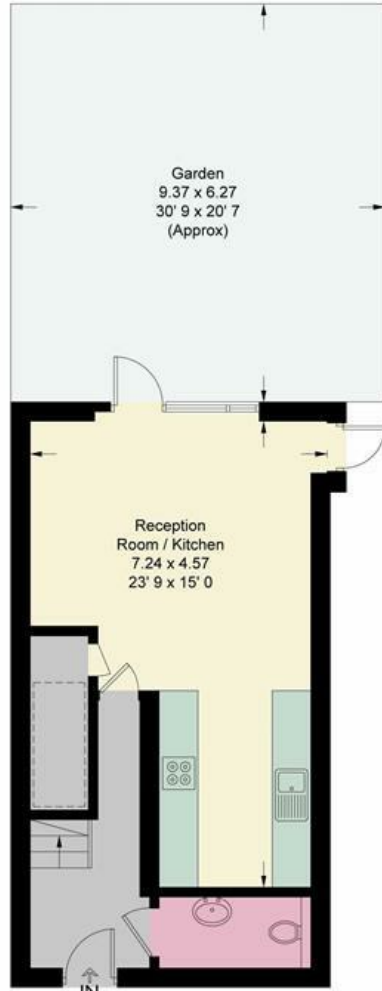


# Pallister Terrace

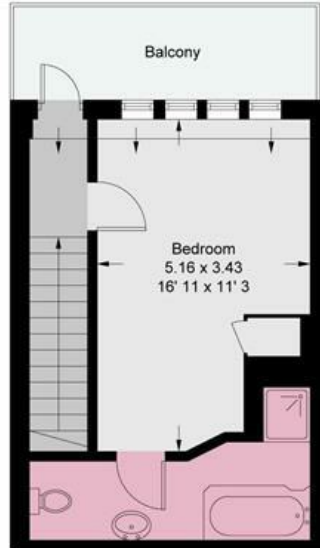
Approximate Gross Internal Area = 1150 sq ft / 106.9 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 17 sq ft / 1.6 sq m



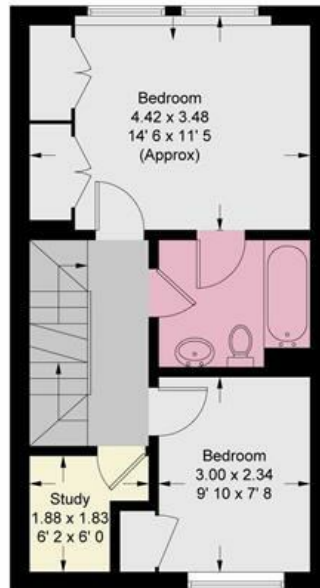
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 419 sq ft / 38.9 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 316 sq ft / 29.4 sq m



**First Floor**  
 415 sq ft / 38.6 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) <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>56</b>	<b>79</b>
<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	

