



**JAMES  
ANDERSON**



## TO LET

Umbria Street, London, SW15

## £2,800 Per Month

Per Month

This stylish two bedroom split level apartment has been meticulously refurbished by the existing Landlord while offering ample living space suited for entertaining and a leafy, peaceful and private location in the highly regarded Umbria Street. Umbria Street is positioned close to the River Thames, with green spaces and parks nearby. This lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals and is located on a neat corner plot. The property benefits from a comfortable living room and a beautiful kitchen/diner while the dining room offers a multi use option alongside a lovely three piece bathroom suite.

Upstairs there are two spacious bedrooms with bedroom one featuring an en-suite shower room and plenty of storage space while outside offers a private and secluded garden.

The surrounding area of Putney is known for its lively atmosphere, with an array of cafes, restaurants, shops, and recreational options along with good transport links to central London. The street itself has a suburban feel while being conveniently close to local amenities.



Two Spacious Bedrooms



Bathroom Suite & En-Suite Shower Suite



Spacious Lounge & Dining Room



Stylish Fitted Kitchen With New Appliances



EPC C / Council Tax D / Holding Deposit £646.15



Prime Location For Transport Links



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location Near Green Open Spaces



Completely Refurbished From Top To Bottom



Six Month Term / Deposit £3230.76



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

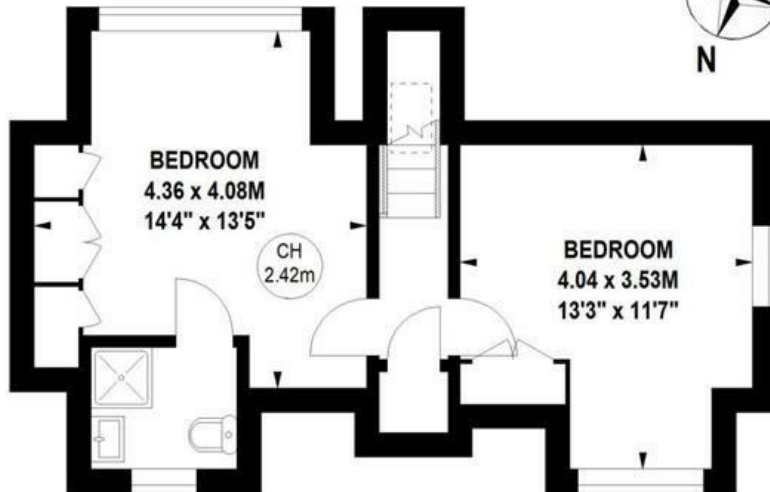
0208 785 4400

# Umbria Street, SW15

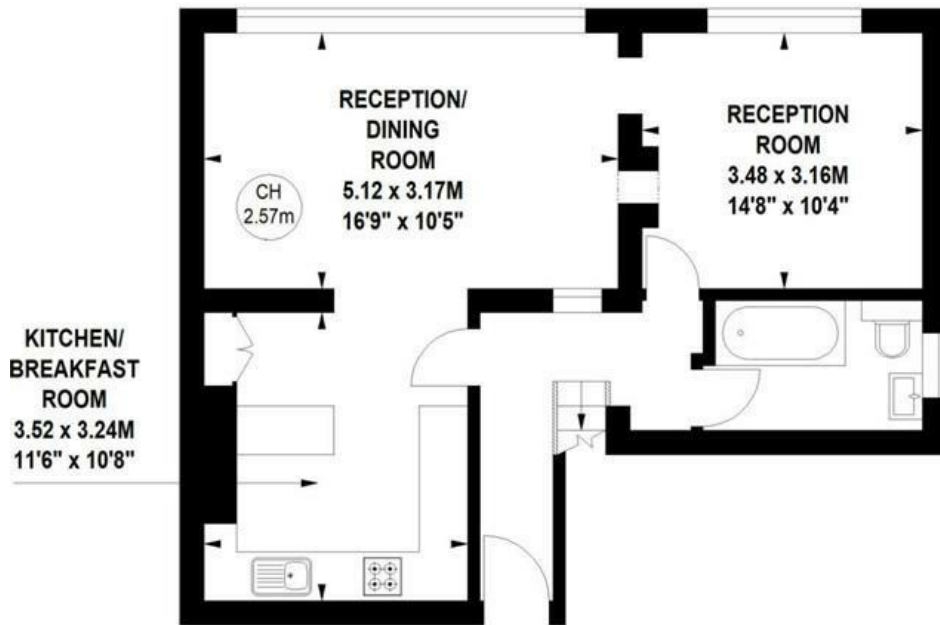
Approximate gross internal area

87.88 sq m / 946 sq ft

Key :  
CH - Ceiling Height



Third Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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>		
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