



**JAMES
ANDERSON**



TO LET

Medfield Street, London, SW15

£2,600 Per Month

Per Month

Stunning two double bedroom with private rear garden located opposite Putney Heath. The property comprises a large open plan kitchen reception room, two good sized double bedrooms and a modern bathroom.

Medfield Street is close by to some excellent local schools, transport links into the city, and easy access to the A3, Richmond Park and Wimbledon common.

-  Two Double Bedrooms
-  Modern Bathroom
-  Large Open Plan Reception
-  Modern Kitchen
-  EPC C / Council Tax E / Holding Deposit £600
-  Barnes Train Station
-  Ibstock School
-  Private Garden
-  Close to Putney Heath
-  Minimum Term 12 Months / Deposit £3000



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

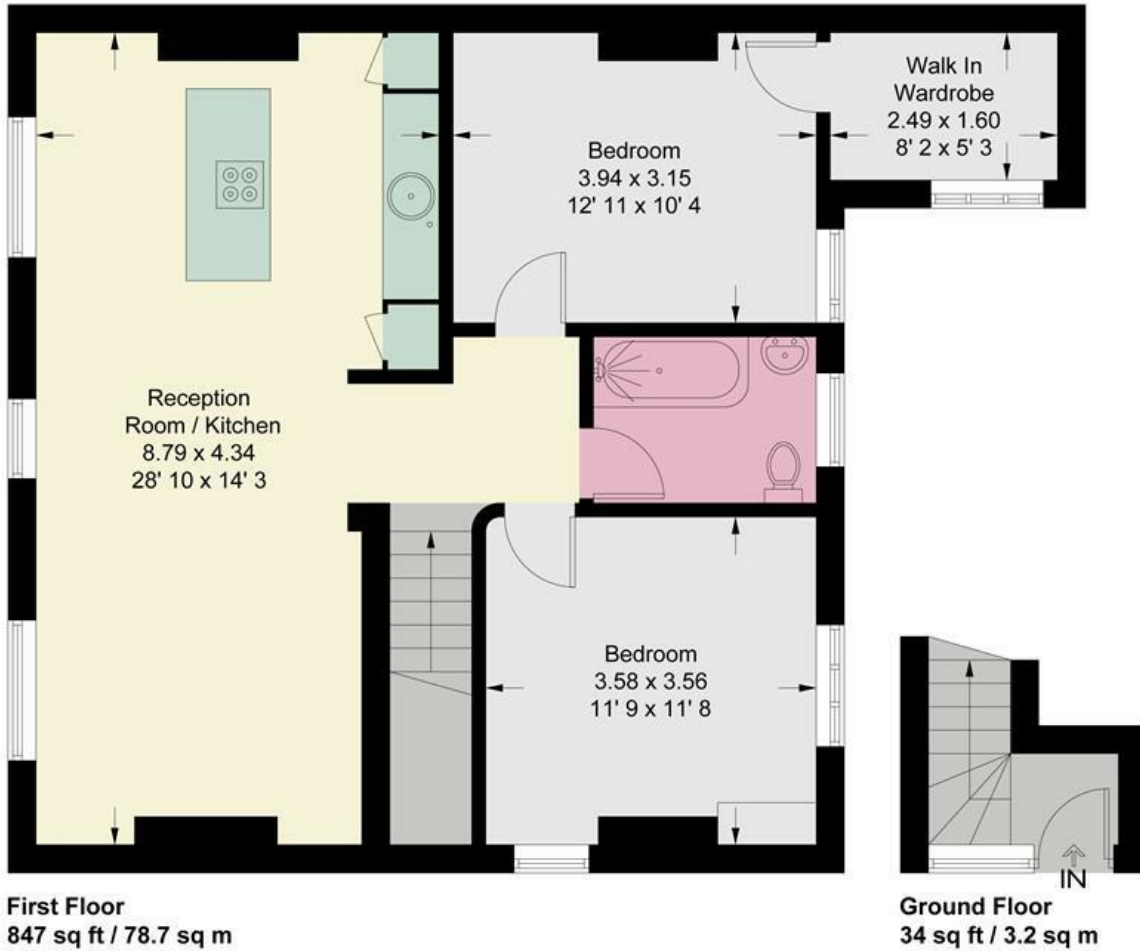
0208 785 4400

Medfield Street

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m



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First Floor
847 sq ft / 78.7 sq m

Ground Floor
34 sq ft / 3.2 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 | | | |
| 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 | | | |
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| England & Wales | | EU Directive 2002/91/EC | |

