



**JAMES
ANDERSON**



TO LET

Magdalene House, London, SW15

£3,500 Per Calendar

Per Calendar Month

Welcome to Magdalene House, a stunning ground floor flat located in the desirable Manor Fields area of London. This spacious residence boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample living space.

As you enter the flat, you are greeted by large, bright rooms adorned with elegant marble floors that enhance the sense of luxury throughout. The integrated lighting creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The underfloor heating in the hallway and bathroom ensures comfort during the cooler months, adding to the overall appeal of this exquisite property.

The spa-like bathroom is a true highlight, featuring a luxurious jacuzzi, a modern wet room, and a soothing steam room. This private sanctuary provides an exceptional retreat for unwinding after a long day, allowing you to indulge in a little self-care without leaving the comfort of your home.

With its impressive features and thoughtful design, this property is sure to impress those who appreciate quality living. Don't miss the opportunity to make this remarkable flat your new home.



Three Bedrooms



Large Modern Bathroom with Wetroom



Spacious Living Room



Modern Kitchen



EPC D | Council Tax Band F | Holding Deposit £807.69



Putney Station



Putney High School



Off-Street Parking



Landscaped Communal Gardens



Minimum Term 12 Months | Deposit £4,038.46



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

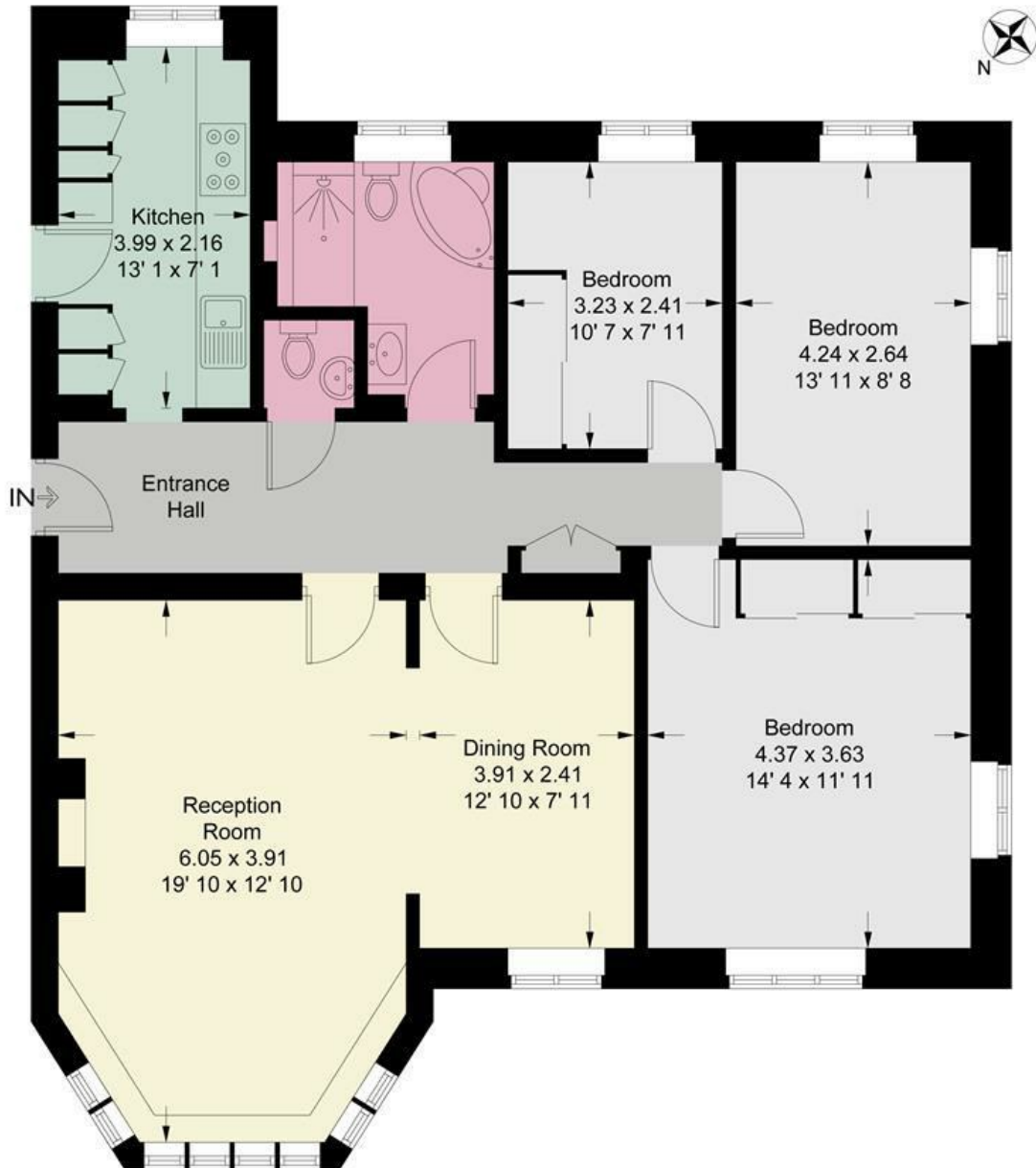
0208 785 4400

Magdalene House

Approximate Gross Internal Area = 1087 sq ft / 101 sq m



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Ground 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) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

