



**JAMES  
ANDERSON**



# TO LET

Kersfield Road, London, SW15

# £1,800 Per Month

Per Month

A beautifully arranged purpose built, ground floor one bedroom garden flat located on Kersfield Road, Putney.

The property boasts a bright and airy open plan kitchen/reception with access to a private garden. The kitchen is fitted with stylish units and has plenty of storage and preparation space. There is a good-sized double bedroom and a beautiful modern bathroom. The property also benefits from its own entrance, low service charges and general running costs, an ideal first time purchase or buy to let investment.

Located on a quiet residential road within easy reach both Putney and East Putney stations and the shops, restaurants and bars which make Putney such a popular location and close to the green spaces of Putney Heath.



One Bedroom



Modern Bathroom



Fitted Kitchen



Light and Spacious Reception Room



EPC Rating C / Council Tax B / Holding Deposit £415.38



Putney Train Station



Putney High



Quiet, Leafy Location



No Onward Chain, 530 Sq Ft



Minimum Term 12 Months / Deposit £2076.92



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

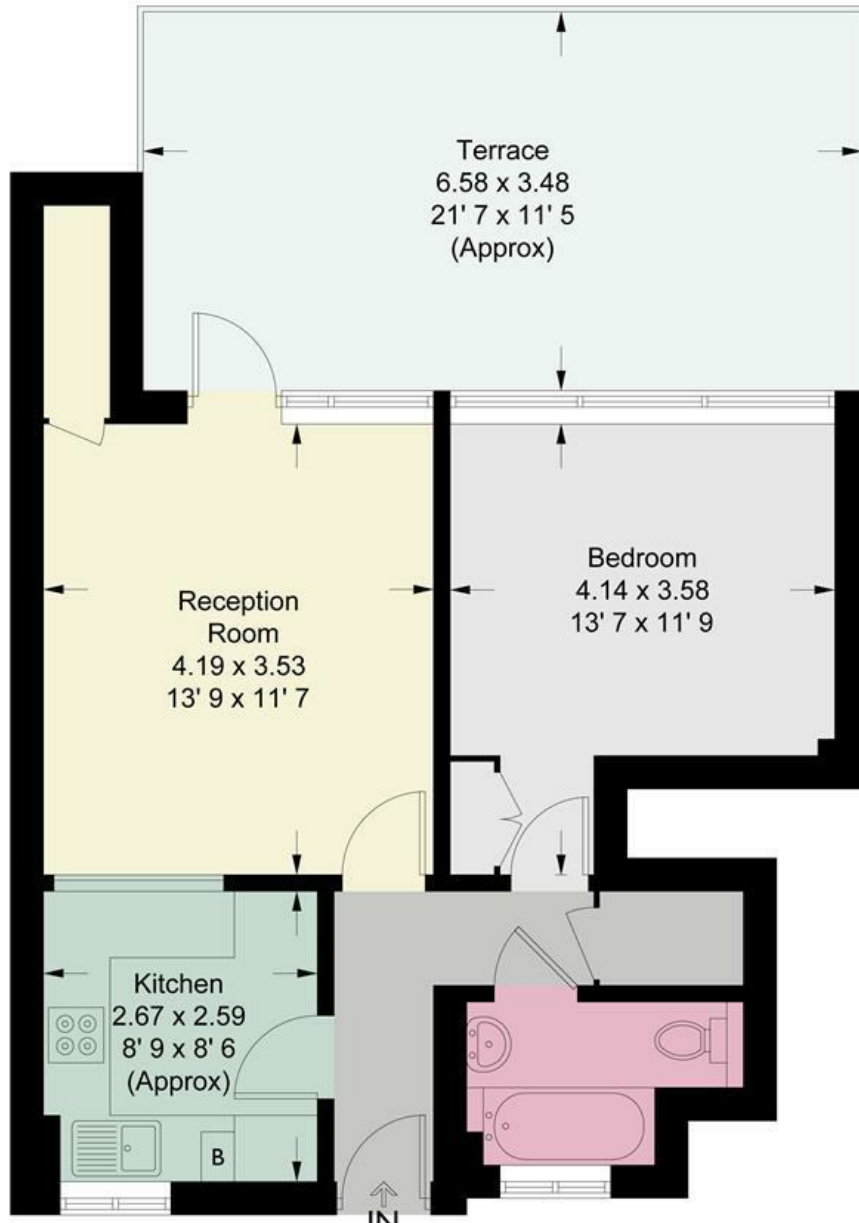
0208 785 4400

# Littlecombe Close

Approximate Gross Internal Area = 496 sq ft / 46.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

