



**JAMES  
ANDERSON**



## TO LET

94 West Hill, Putney, SW15

## £3,200 Per Month

Per Month

At just under 1200 sq ft this newly refurbished two double bedroom, two bathroom apartment set within a converted school.

The property comprises of two double bedrooms, an en-suite and family bathroom with bath, large hallway with open plan kitchen / diner and reception room. The property has off street parking and communal garden and is within easy walking distance to East Putney Tube station.



Two Double Bedrooms



Two Bathrooms



Huge Open Plan Kitchen



Modern Kitchen



EPC C / Council Tax F / Holding Deposit £738.46



Putney Train Station



Ashcroft



Off Street Parking



Communal Garden

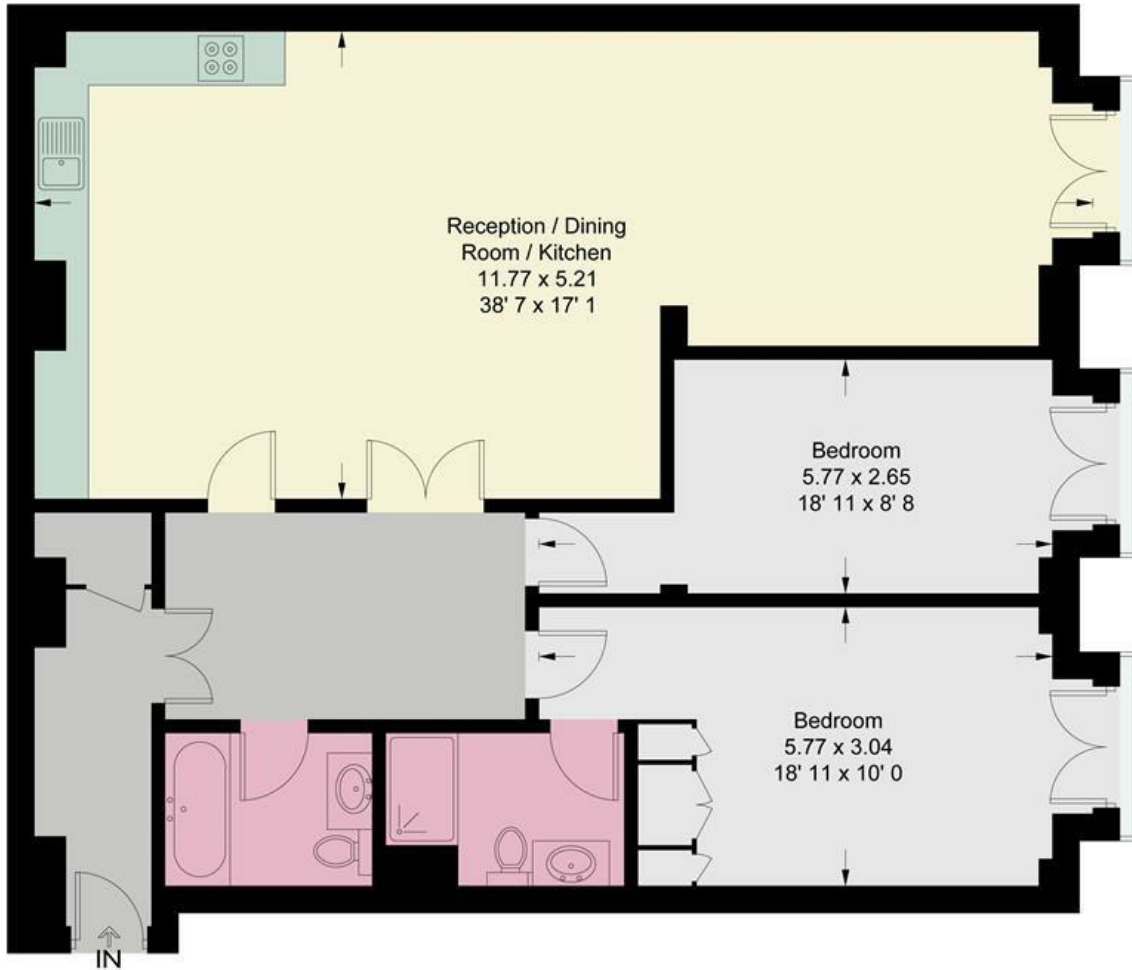


Minimum Term 12 Months / Deposit £3692.30



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

0208 785 4400



**Second 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>			
(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	<b>80</b>	<b>83</b>

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		

