



**JAMES  
ANDERSON**



## TO LET

Stockhurst Close, Putney, SW15

## £1,850 Per Month

Per Month

Newly Refurbished one bed flat to rent located in a quiet residential cul-de-sac close to the river. The property contains a brand new modern kitchen, new bathroom, good sized double bedroom and a lovely bright reception room with doors to a private balcony.

Stockhurst Close is an idyllic development close to the river and all the amenities on the Lower Richmond Road as well as Putney High Street and the underground.

-  One Double Bedroom
-  New Bathroom
-  Reception Room
-  New Kitchen
-  EPC C / Council Tax D / Holding Deposit £426.92
-  Putney Train Station
-  Hotham Primary
-  Close to River Thames
-  Private Balcony
-  Minimum Term 12 Months / Deposit £2134.61

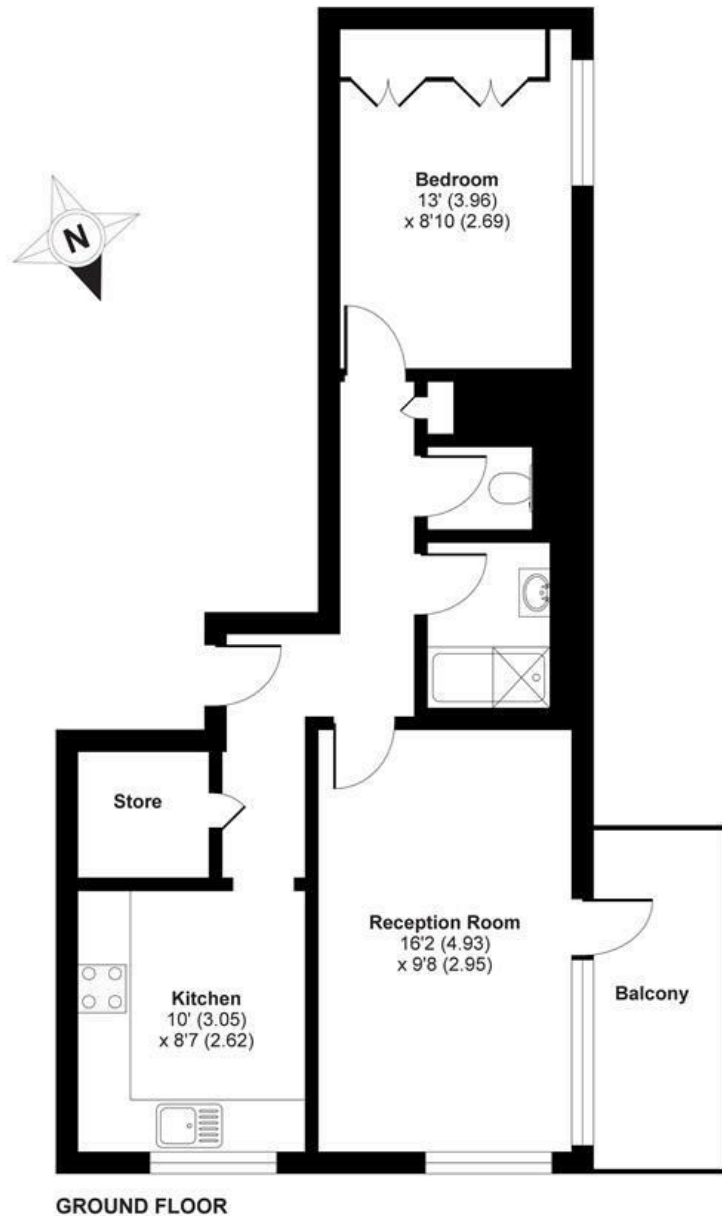


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Stockhurst Close, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 553 SQ FT 51.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</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>			
(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	

