



**JAMES
ANDERSON**



TO LET

17 Woodborough Road, Putney, SW15

£2,445 Per Month

Per Month

A beautifully presented, ground floor, two double bedroom conversion flat which further benefits from a private decked garden. The property is conveniently located for access to Putney Town Centre and transport links. Comprising spacious lounge/ diner, overlooking private, rear decked garden, with open plan modern fitted kitchen.



Two Double Bedrooms



Modern Bathroom



Reception with Bay Window



Modern Kitchen



EPC D / Council Tax E / Holding Deposit £576.92



Putney Train Station



Falcon School



Private Garden



Off Street Parking



Minimum Term 12 Months / Deposit £2821.15



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

0208 785 4400



Woodborough

Approximate Gross Internal Area = 767 sq ft / 71.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

