



**JAMES
ANDERSON**













TO LET

£2,445 Per Month

17 Woodborough Road, Putney, SW15

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



Ground Floor

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	77
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	

