



**JAMES
ANDERSON**



TO LET

84 Erpingham Road, Putney, SW15

£2,395 Per Month

Per Month

This beautiful one bedroom mansion style apartment is bright and light with high ceilings and offers a large living space, separate kitchen and spacious bedroom with built in wardrobes.

Dryburgh Mansions is located on the corner of Dryburgh Road and Erpingham Road, which is close to Putney Common, the Lower Richmond Road, and the River.

-  Large Double Bedroom
-  Modern Bathroom
-  Reception / Dining Room
-  Modern Kitchen
-  EPC D / Council Tax C / Holding Deposit £552.69
-  Putney Train Station
-  Hotham Primary
-  Communal Garden
-  Unfurnished/Furnished
-  Minimum Term 12 months / Deposit £2,763.46



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

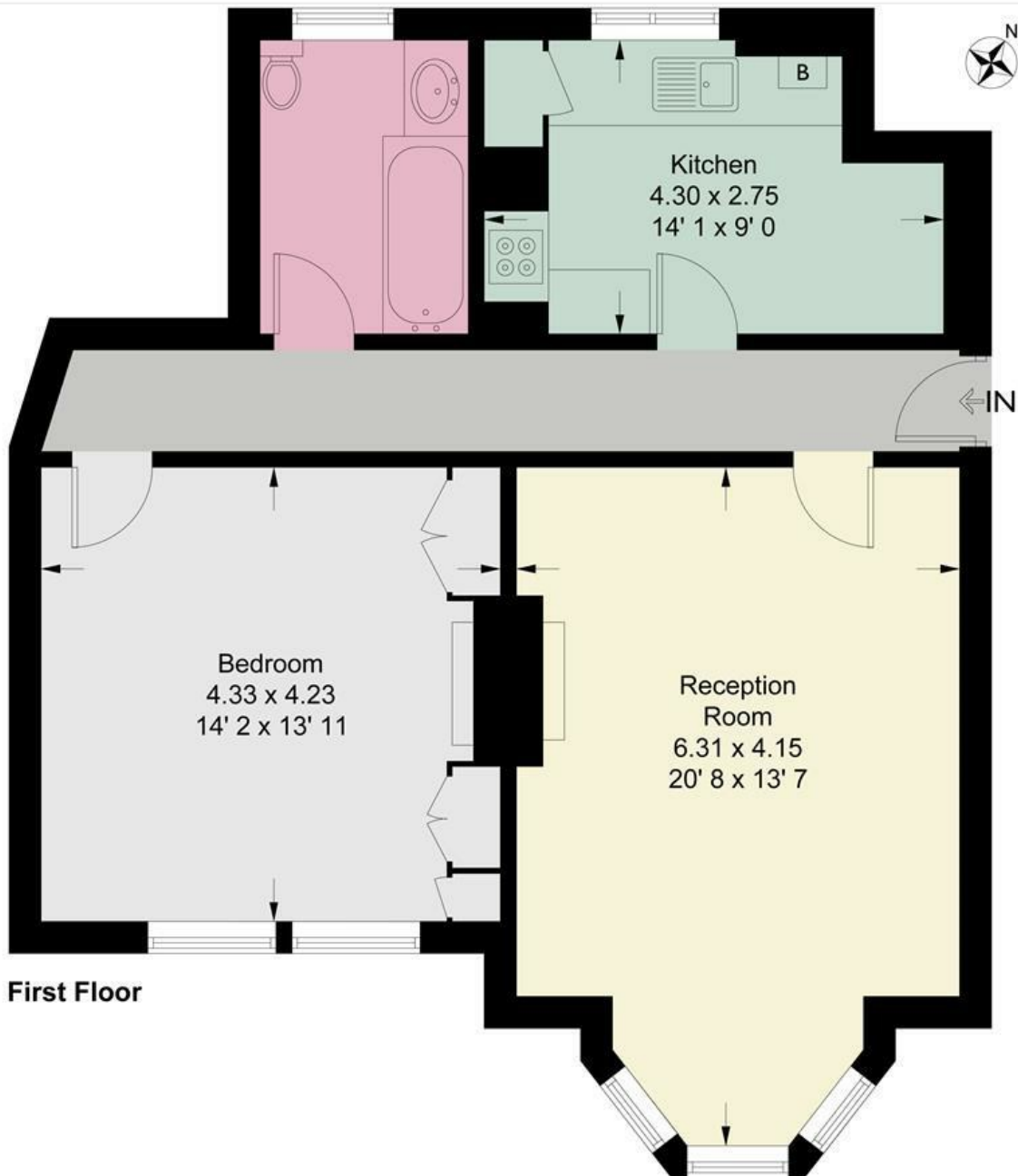
0208 785 4400

Dryburgh Mansions

Approximate Gross Internal Area = 743 sq ft / 69 sq m



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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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

