



**JAMES
ANDERSON**



TO LET

South Court, London, SW15

£2,200 Per Month

Per Month

Beautifully presented two double bedroom split level flat to rent with off street parking. The property comprises a large reception room, modern kitchen and bathroom and two double bedrooms. Kersfield Road which is located moments from Putney Heath and the A3. Putney and East Putney stations are within easy reach, as are the shops and restaurants of Putney High Street.



Two Double Bedrooms



Modern Bathroom



Large Reception Room



EPC Rating - C



EPC C / Council Tax D / Holding Deposit £507.69



Putney High School



Easy Access to the A3



Furnished



Off Street Parking



Minimum Term 12 Months / Deposit £2538.46

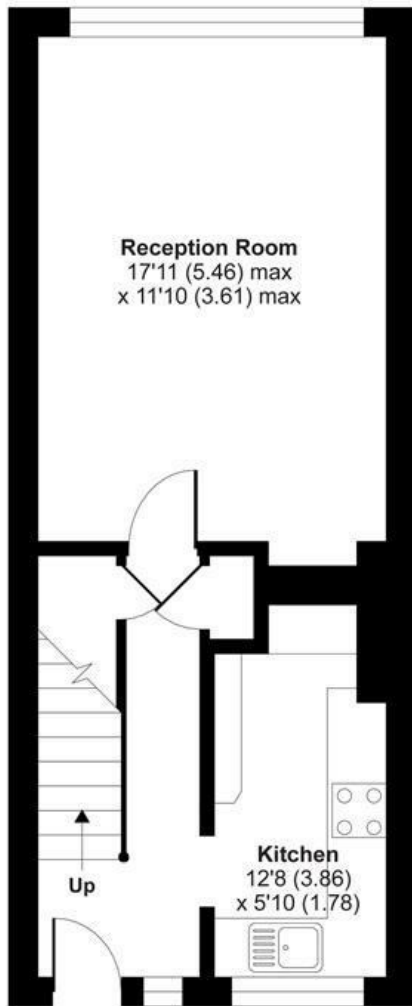


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

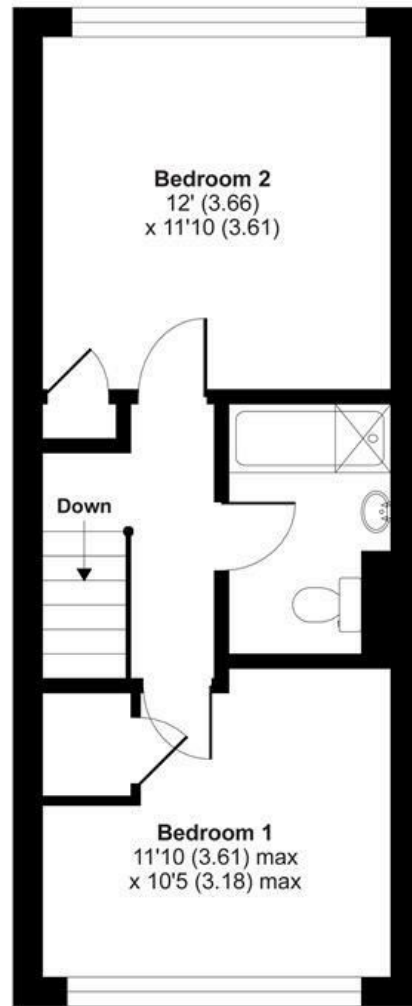
0208 785 4400

Kersfield Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 756 SQ FT 70.2 SQ METRES



GROUND FLOOR



FIRST FLOOR

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) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(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		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

