



JAMES  
ANDERSON



## TO LET

Roskell Road, London, SW15

**£5,500 Per Month**

Per Month

Stunning five bedroom / two bathroom end of terrace house to rent located in a popular residential road in West Putney. The property comprises a stunning double reception room, beautifully extended kitchen dining room with bi-folding doors leading onto a private patio garden, five bedrooms and two bathrooms.

Roskell Road is located moments from the independent shop, bars and restaurants of the Lower Richmond Road along with the River Bus and Putney Bridge Tube station offering quick and easy access into the City and West End.

Five Bedrooms

Two Bathrooms

Large Reception Room

Modern Kitchen / Dining Room

EPC D / Council Tax G / Holding Deposit £1269.23

Putney Train Station

Putney High

Close to River Thames

Private Garden

Minimum Term 12 Months / Deposit £6346.15



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

**0208 785 4400**



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		
(39-54) E		
(21-38) F	83	
(1-20) G	68	
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

