



JAMES  
ANDERSON



## TO LET

Upper Richmond Road, Putney, SW15

**£2,500 Per Month**

Per Month

Two double bedroom two bathroom ground floor apartment to rent located only 0.1 miles from East Putney tube station. The property comprises a large reception / dining room, modern kitchen, two double bedrooms and two bathrooms. The property also has a patio garden and off street parking.



Two Double Bedrooms



Two Bathrooms



Large Reception / Dining Room



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £576.92



East Putney Tube



Putney High



Off Street Parking



Furnished and Available Now



Minimum Term 12 Months / £2884.61



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

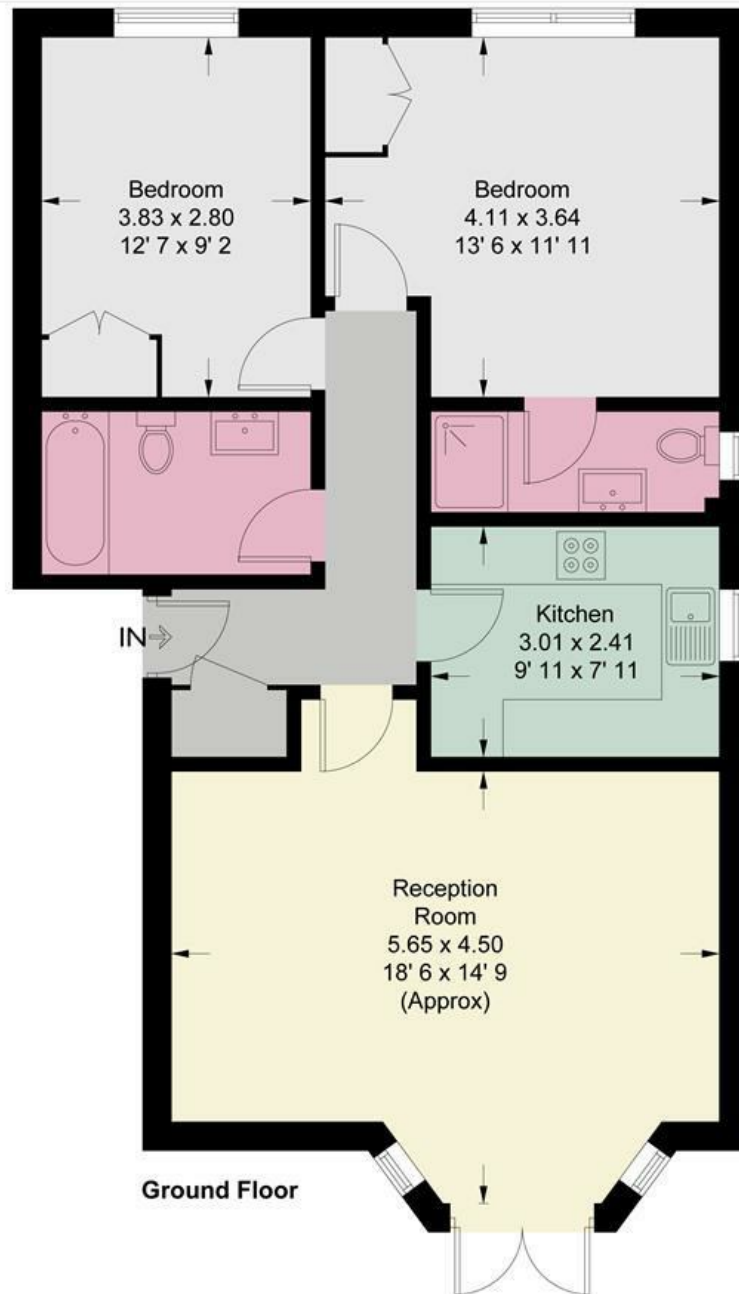
**0208 785 4400**

# Upper Richmond Road

Approximate Gross Internal Area = 799 sq ft / 74.2 sq m




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**Ground Floor**

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