



JAMES
ANDERSON



TO LET

Sefton Street, London, SW15

£4,400 Per Month

Per Month

Lovely four bedroom family home located on a popular residential road in West Putney. The property comprises plenty of living space with two reception rooms and a lovely kitchen dining room leading out to a private rear garden. Upstairs there are four double bedrooms, of which two of the bedrooms benefit from en-suite bathrooms and a further family bathroom.

Sefton Street is located just off of the Lower Richmond Road close to a number of sought after schools and the green open spaces of Putney Common. Transport links available nearby include easy access to Barnes mainline station, River Bus Services from Putney Pier and Putney Bridge Tube station.



Four Double Bedrooms



Three Bathrooms



Two Reception Rooms



Kitchen / Dining Room



EPC C / Council Tax F / Holding Deposit £1015.38



Barnes Train Station



Hotham Primary



River Thames



Private Rear Garden

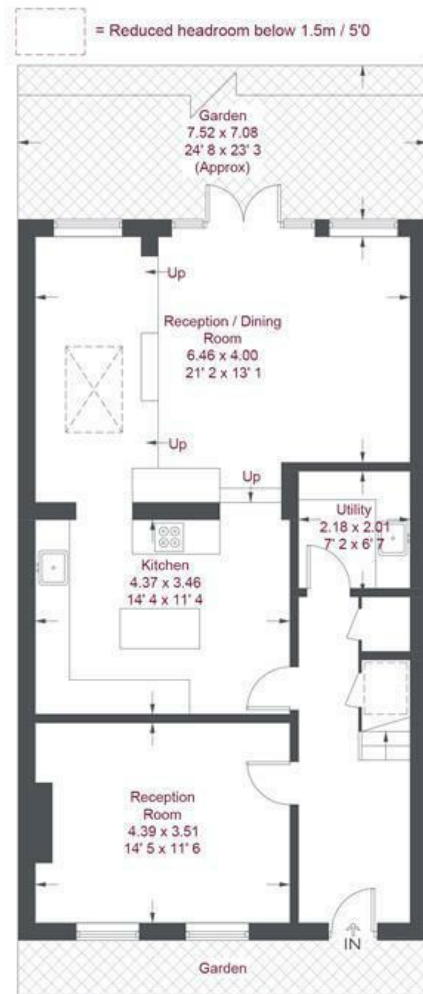


Minimum Term 12 Months / Deposit £5076.92



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

0208 785 4400



Ground Floor
879 sq ft / 81.7 sq m



Second Floor
495 sq ft / 46 sq m
(Including Reduced Headroom)



First Floor
755 sq ft / 70.2 sq m

Sefton Street

Approximate Gross Internal Area = 2039 sq ft / 189.5 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 90 sq ft / 8.4 sq m

Total = 2129 sq ft / 197.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

