



**JAMES
ANDERSON**



TO LET

Lower Richmond Road, Putney, SW15

£2,000 Per Month

Per Month

Lovely two double bedroom split level flat located in the heart of West Putney. The property comprises a lovely bright open plan kitchen / reception room, two double bedrooms and a modern bathroom. Situated on the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. A highly desirable location.



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £461.53



Putney Train Station



Hotham Primary



River Thames



Putney Common



Minimum Term 12 Months / Deposit £2307.69



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

0208 785 4400



Lower Richmond Road

Approximate Gross Internal Area = 559 sq ft / 51.9 sq m

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

