



JAMES  
ANDERSON



## TO LET

**£2,200**

Scott Avenue, London, SW15

Lovely one bedroom modern apartment to rent located in the Gilbert Scott Building in Putney. The property was completely renovated in 2021 and comprises a lovely open plan kitchen reception room with lots of natural light, a modern family bathroom and good size bedroom.

The Gilbert Scott Development is set within well manicured grounds and offers both a communal library, gym and secure underground parking. The property lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) further away on Putney High Street. There are also various local bus routes.



One Double Bedroom



Modern Bathroom



Open Plan Reception Room



Modern Kitchen



EPC D / Council Tax E / Holding Deposit £507.69



Southfields and East Putney Tube



Ashcroft



On site Gym and Library



Parking by Separate Negotiation



Minimum Term 12 Months / Deposit £2538.46



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

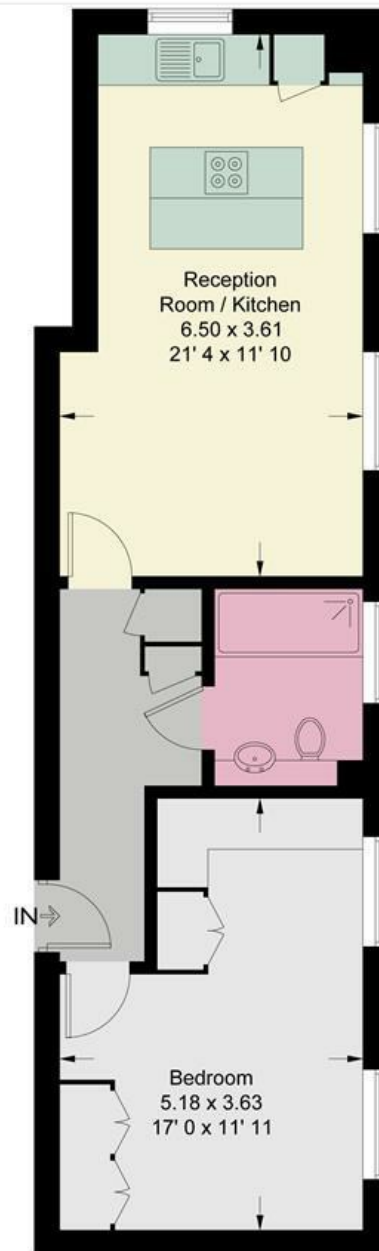
**0208 785 4400**

# Gilbert Scott Building

Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



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Third 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) 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		
	64	80
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	

