



JAMES  
ANDERSON



## TO LET

Putney Bridge Road, Putney, SW15

**£2,500 Per Month**

Per Month

Beautifully presented and offering bright, stylish accommodation, this stunning two double bedroom period conversion with river views is set within one of Putney's most sought after locations. The property comprises two large double bedrooms, spacious reception room leading on to a modern kitchen, two bathrooms (one en-suite) and private secluded garden. Situated within moments of the green open spaces and riverside walks of Wandsworth Park and the excellent range of shops, bars and restaurants on Putney Bridge Road and Putney High Street. The nearest stations are Putney (National Rail) and East Putney (District Line), which provide regular services to London Waterloo, the South-West, central London and London Victoria (for Circle and Victoria lines and National Rail services to Gatwick Airport)



Two Double Bedrooms



Two Bathrooms



Large Reception Dining Room



Rustic Style Kitchen



EPC D / Council Tax D / Holding Deposit £576.92



East Putney Tube



Brandlehow Primary



Wandsworth Park



Excellent Storage



Minimum Term 12 Months / Deposit £2884.61



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


0208 785 4400



## Putney Bridge Road

Approximate Gross Internal Area = 1229 sq ft / 114.2 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		
	67	73
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 