



JAMES  
ANDERSON



## TO LET

Laneway, London, SW15

£2,595

This two bedroom family home is located on a quiet and peaceful road in the highly sought-after Dover House conservation area while providing spacious accommodation and a larger than average rear garden.

Accommodation to the ground floor includes a spacious reception and newly fitted kitchen and a family bathroom. The first floor features two double bedrooms

The private garden provides a secluded setting suited for al-fresco dining or just relaxing in the upcoming summer sun.

Huntingfield Road is located within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Park Lane and Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Two Bedrooms



One Bathroom



Bright Reception



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £588.46



Putney



Roehampton University



Private Garden



Lovely Residential Area



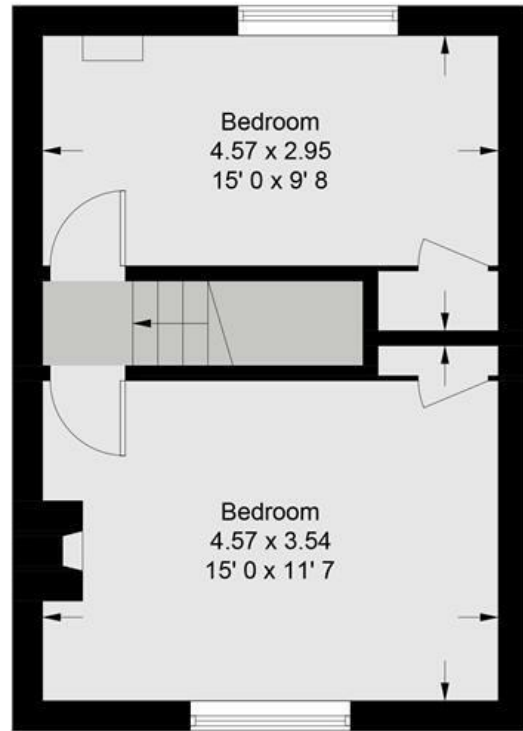
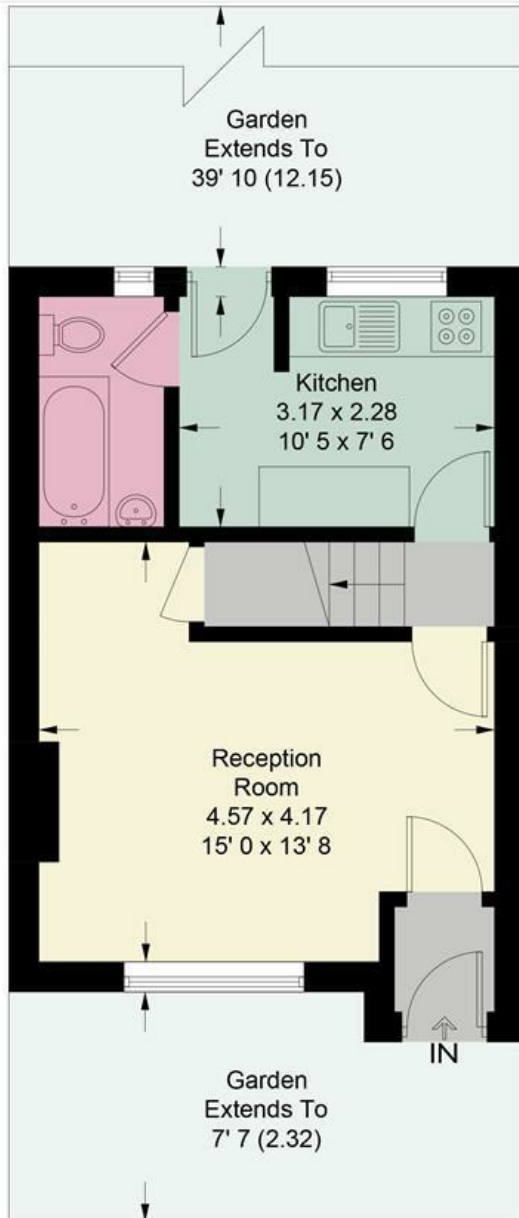
Minimum Term 12 Months / Deposit £2942.30



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

0208 785 4400





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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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