



**JAMES
ANDERSON**



TO LET

Manor Fields, Putney, SW15

£2,495 Per Calendar

Per Calendar Month

Nestled in the desirable area of Manor Fields, London, this charming purpose built flat offers a delightful living experience. Spanning an impressive 721 square feet, the property features a well proportioned reception room, perfect for both relaxation and entertaining guests.

The flat comprises two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The bathroom is conveniently located, ensuring ease of access for all residents. With its prime location, residents will enjoy the benefits of nearby amenities, including shops, parks, and excellent transport links, making it an ideal choice for those who wish to explore the vibrant city of London.



Two Double Bedrooms



One Bathroom



Reception/Dining Room



Separate Kitchen



EPC D / Council Tax E / Holding Deposit £575.69



Putney Mainline Station



Putney High School



Communal Gardens



Off Street Parking

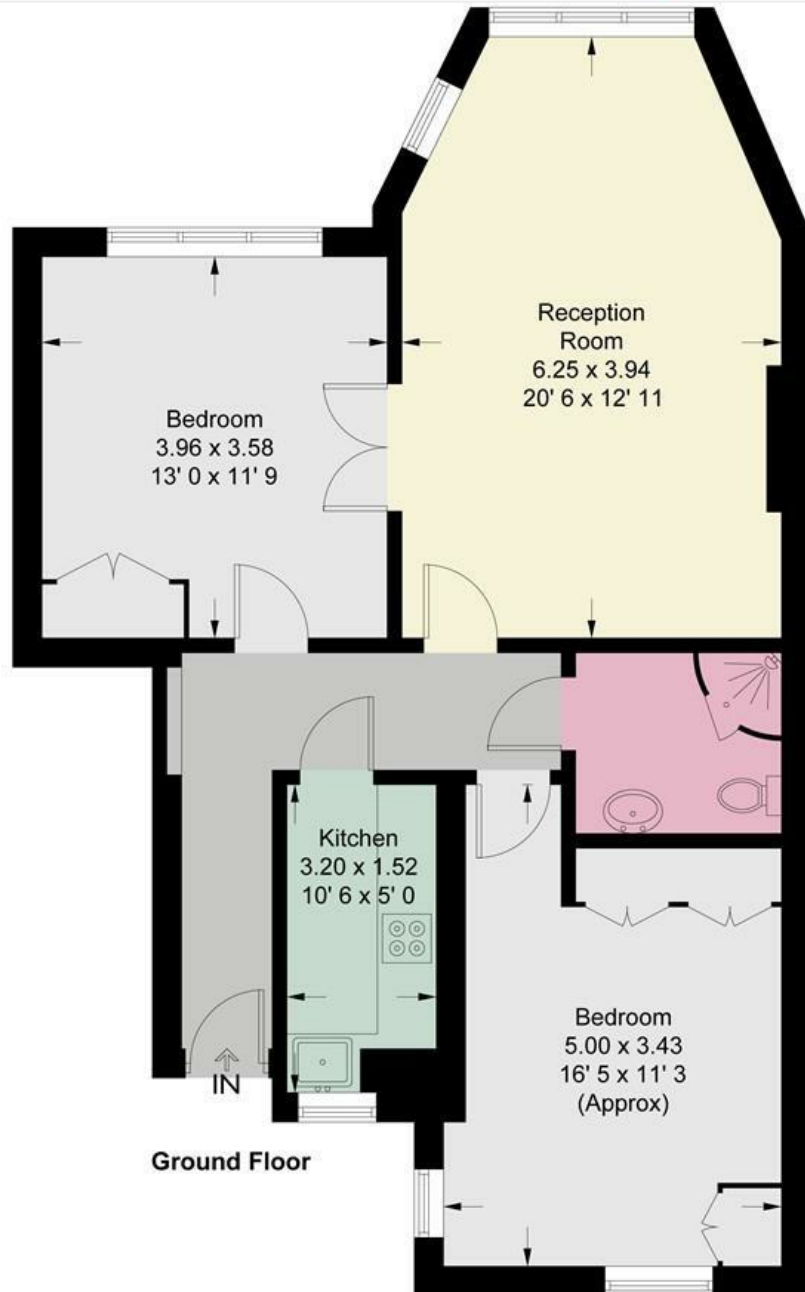


Deposit £2878.84



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
<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>		
England & Wales	EU Directive 2002/91/EC	78

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	64

