



**JAMES
ANDERSON**



TO LET

West Hill, Putney, SW15

£2,800 Per Month

Per Month

A beautifully refurbished two double bedroom flat, 0.7 miles from East Putney tube station. This bright property features a large reception room, two spacious double bedrooms with built in wardrobes, a modern fully fitted kitchen and a contemporary tiled bathroom. With high ceilings, period features, plenty of natural light and ample storage, this property is suitable for professional couples, friends or a small family. Opposite the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are three exceptional schools close by with good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Double Bedrooms



Modern Bathroom



Unfurnished



Newly Fitted Kitchen



EPC C / Council Tax E / Holding Deposit £646.15



East Putney Tube Station



Putney High



Newly Refurbished



Bright Reception Room



Deposit £3,230.74 / Minimum Term 12 months



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

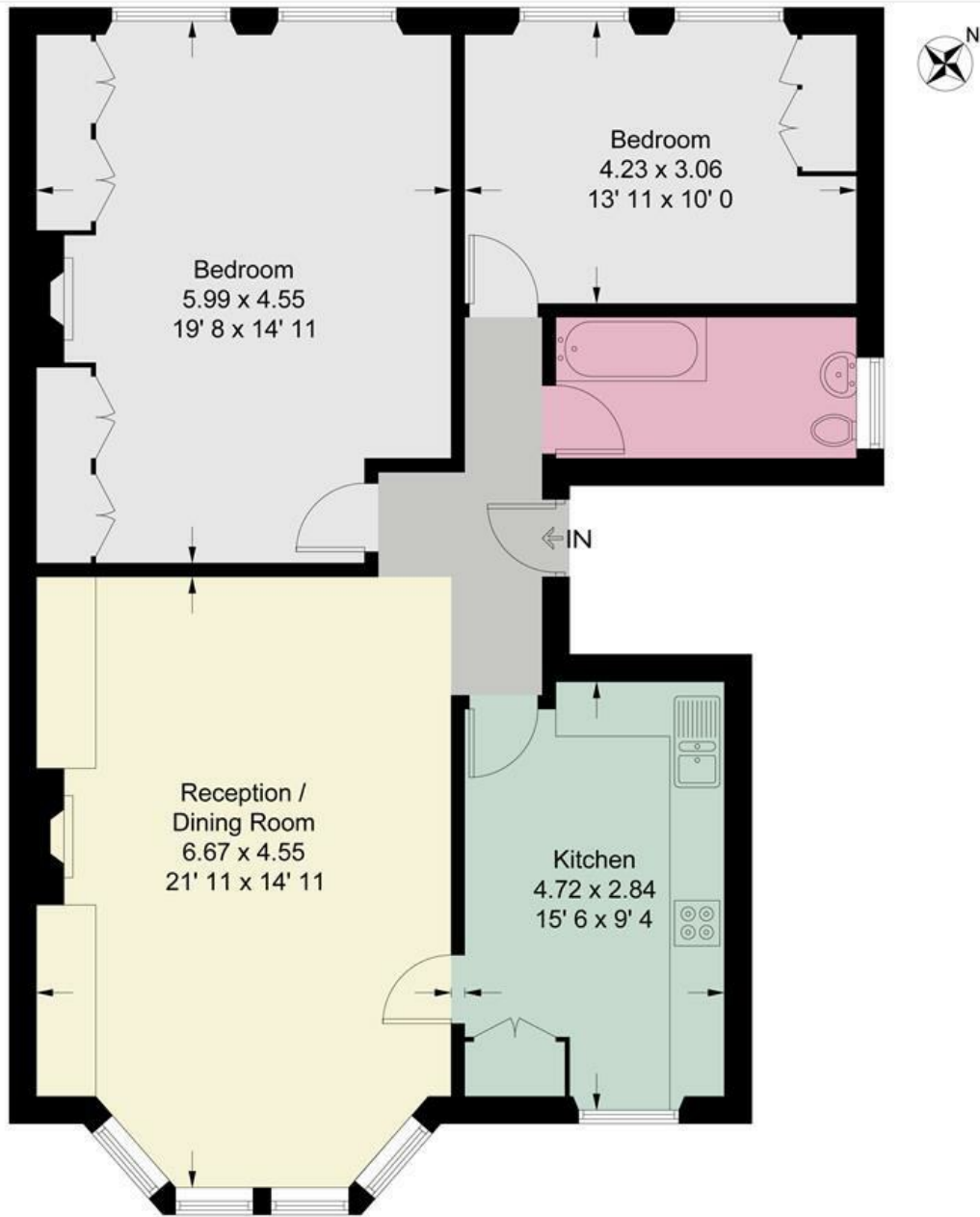
0208 785 4400

West Hill

Approximate Gross Internal Area = 1008 sq ft / 93.7 sq m



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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			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	75

