



JAMES  
ANDERSON



## TO LET

196 West Hill, London, SW15

**£2,295 Per Month**

Per Month

Two double bedroom flat to rent with communal garden and allocated off street parking. On your doorstep are green open spaces and woods of Putney Heath and Wimbledon Common is only 0.6 miles away, 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 for those that drive. The property is 0.9 miles from East Putney underground station and 1.4 miles from Putney rail station. Bus routes 170, 39, 493 and 670 all serve West Hill, with the bus stop located only 100 meters from the property.



Two Double Bedrooms



Modern Bathroom



Large Reception Room



Brand New Kitchen



EPC D / Council Tax D / Holding Deposit £529.61



Putney Train Station



Putney High



Communal Garden



Off Street Parking

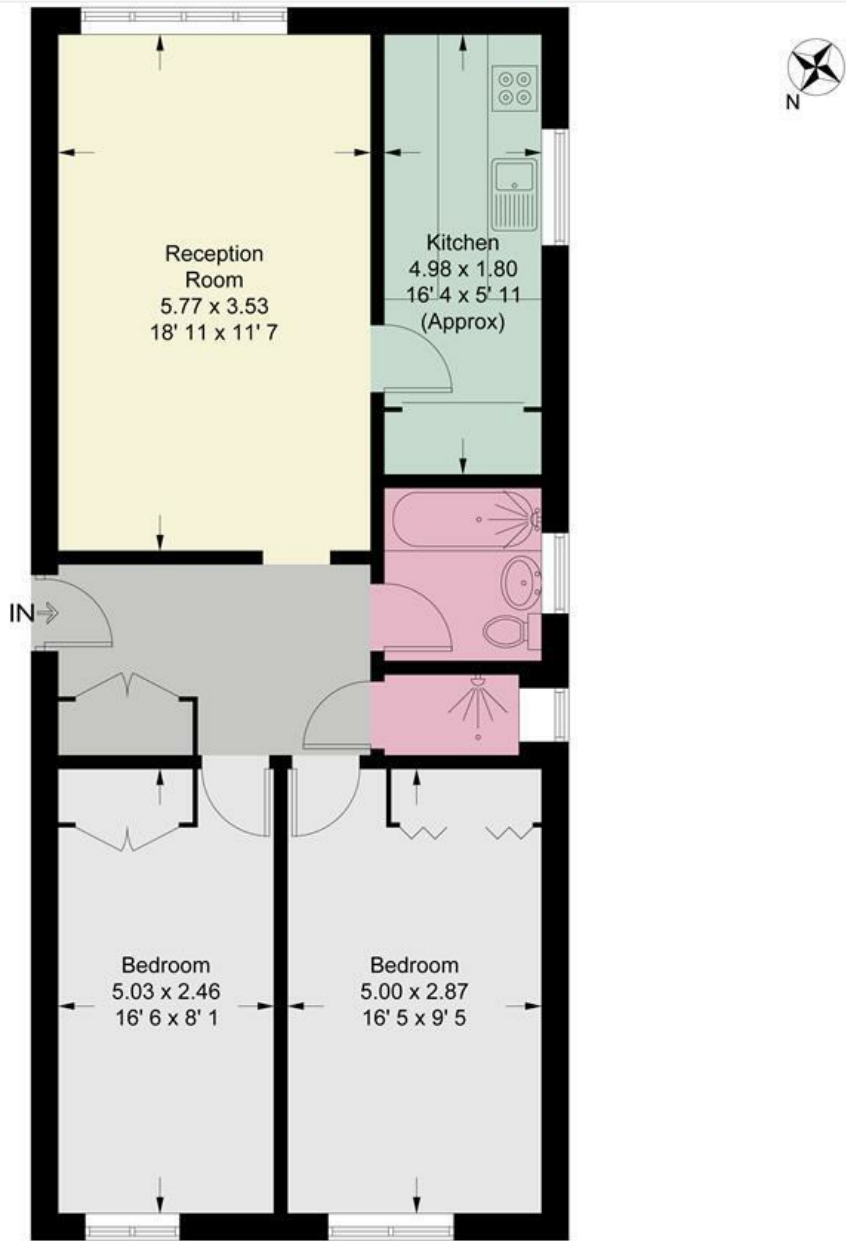


Minimum Term 12 Months / Deposit £2648.07



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


0208 785 4400



Second 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
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 