



JAMES  
ANDERSON



## TO LET

Keswick Road, London, SW15

**£1,950 Per Month**

Per Month

A charming modern one double bedroom located within an exclusive gated development. The property is well presented throughout and is conveniently located for East Putney Tube station and Putney town centre. Comprising lounge and an open plan modern fitted kitchen, large double bedroom and modern family bathroom. The property also benefits from secure off street parking and a communal garden.



One Bedroom



Modern Bathroom



Bright Reception



Open Plan Kitchen



EPC B / Council Tax D / Holding Deposit £450



East Putney Tube



Putney High



Off Street Parking



Communal Garden



Minimum Term 12 Months / Deposit £2250



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

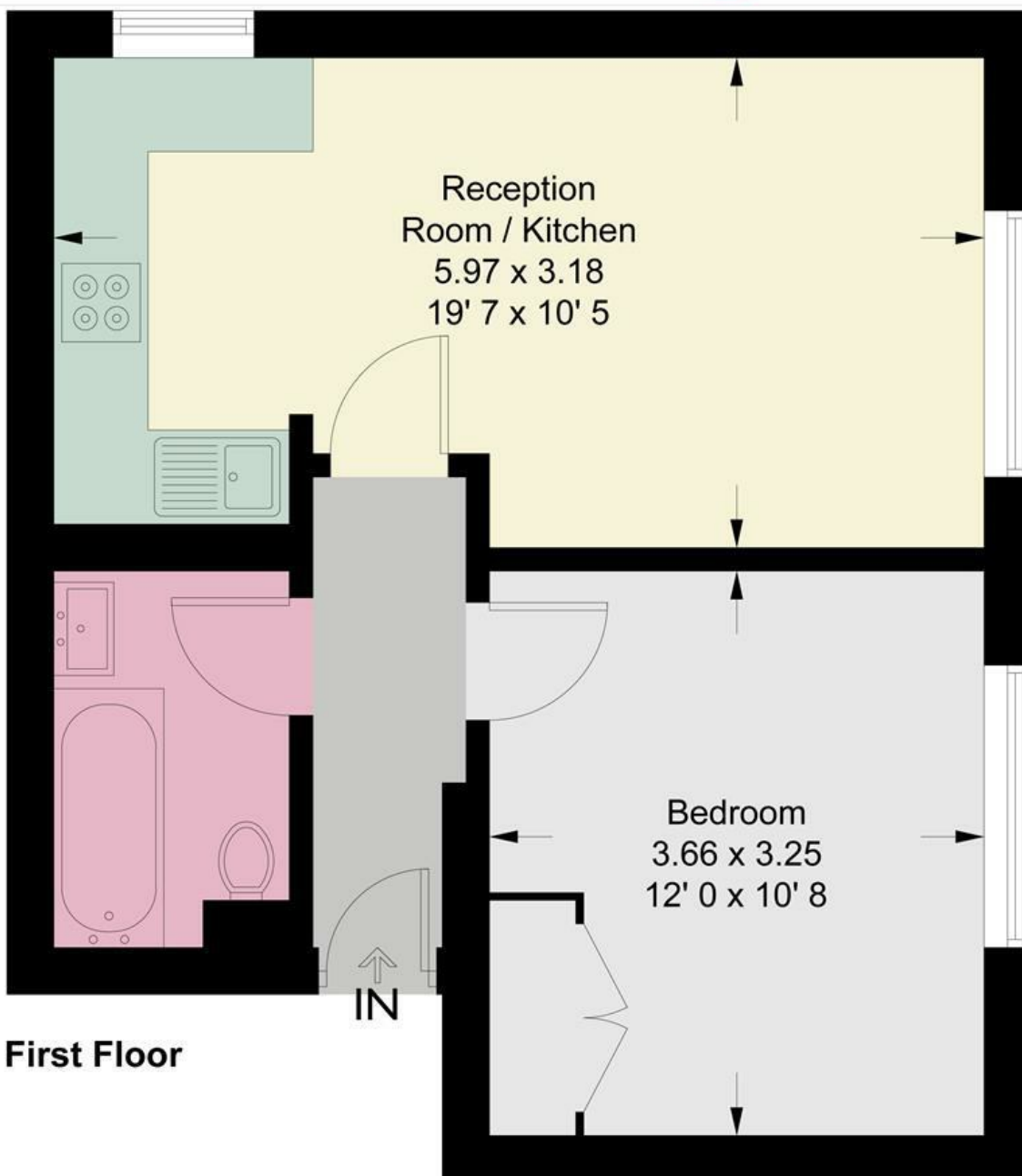
**0208 785 4400**

# Keswick Road

Approximate Gross Internal Area = 417 sq ft / 38.7 sq m



JAMES  
ANDERSON



First 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) <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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

