



**JAMES  
ANDERSON**



## TO LET

317 Upper Richmond Road, Putney, SW15

## £1,600 Per Month

Per Month

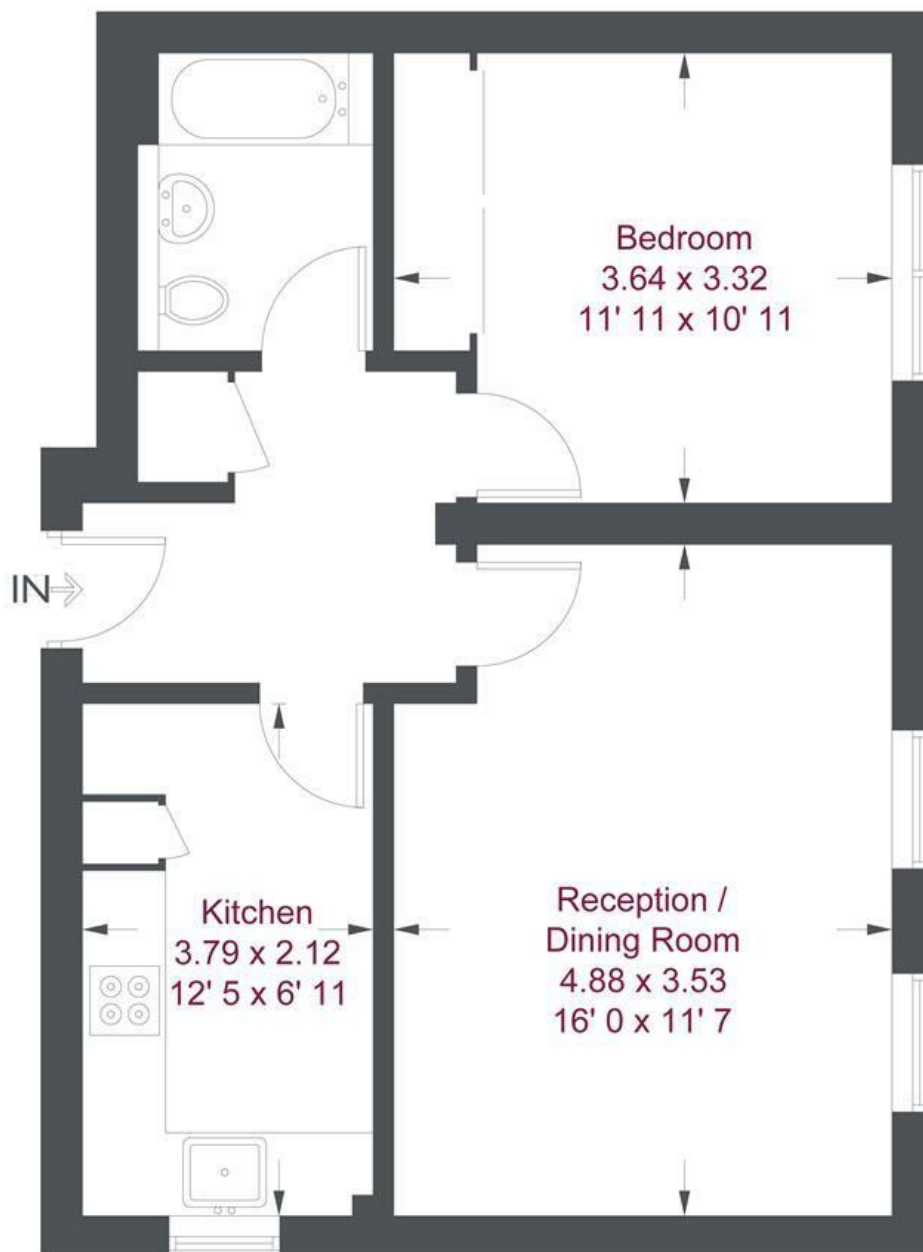
Well presented one bedroom flat to rent with well maintained communal garden. The property comprises and large reception room, modern kitchen, bathroom and double bedroom.

-  One Double Bedroom
-  One Bathroom
-  Large Reception
-  Good Sized Kitchen
-  EPC C / Council Tax D / Holding Deposit £369.23
-  Putney Train Station
-  Putney High
-  Communal Garden
-  Furnished
-  Minimum Term 12 Months / Deposit £1846.15



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

0208 785 4400



**First Floor**

**Listergate**

Approximate Gross Internal Area = 517 sq ft / 48 sq m

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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
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