



JAMES  
ANDERSON



## TO LET

Putney Bridge Road, Putney, SW18

**£2,400 Per Month**

Per Month

Stunning two double bedroom, two bathroom apartment located close to the River Thames and Wandsworth Park. The accommodation comprises an open plan kitchen living room with space to dine, family bathroom, two double bedrooms, the main bedroom features an en-suite shower room and fitted wardrobes.

Additional benefits are underground designated parking and well kept communal gardens for residents. The property is a short distance from the shops, restaurants and transport facilities of Putney High Street. East Putney underground station is a short walk away, and both Putney and Wandsworth Town mainline stations, with direct access into Waterloo, are close by. Additionally, Clapham Junction is a short bus ride away. The A3 is approached via West Hill, and Wandsworth Park with its open spaces is opposite the property.



Two Double Bedrooms



Two Bathrooms



Large Open Plan Reception



Modern Kitchen



EPC B / Council Tax F / Holding Deposit £553.84



East Putney Tube



Brandelhow Primary



River Thames



Wandsworth Park



Minimum Term 12 Months / £2769.23



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

0208 785 4400

# Putney Bridge Road

Approximate Gross Internal Area = 843 sq ft / 78.3 sq m



JAMES  
ANDERSON



Ground 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>                                                                  | <b>81</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                                         |           |           |
| 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) <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<br>2002/91/EC  |           |

