



JAMES
ANDERSON



TO LET

£2,500

Huntingfield Road, Putney, SW15

A wonderful terraced house, which is situated in a quiet and peaceful position within the Dover House Conservation area while offering generous proportions, a free flowing layout and high ceilings providing a light and airy feel throughout.

This home offers a sunny rear garden with a peaceful open green area at the front, which is closed ended with no through traffic. With two double bedrooms and spacious living area, the house is a perfect place to be made a home.

Huntingfield Road is located within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Park Lane and Putney Heath. This property is located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Two Sizeable Bedrooms



Bathroom



Spacious Lounge



Fitted Kitchen



EPC-C/Council Tax Band D/ Holding Deposit £576.92



Easy Access To Transport



On Road Parking



Unfurnished



Available Now



Minimum Term 12 month/Deposit £2884.61



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

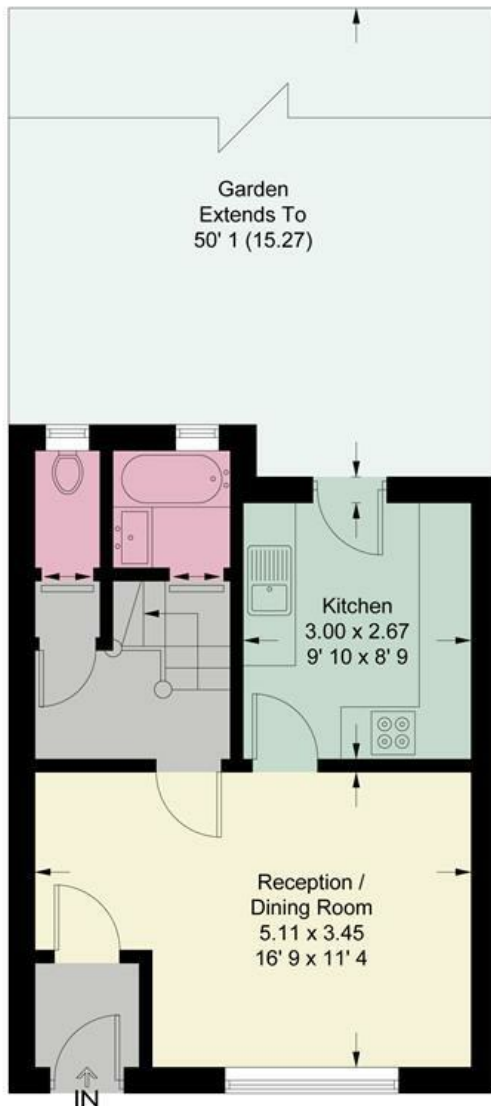
0208 785 4400

Huntingfield Road

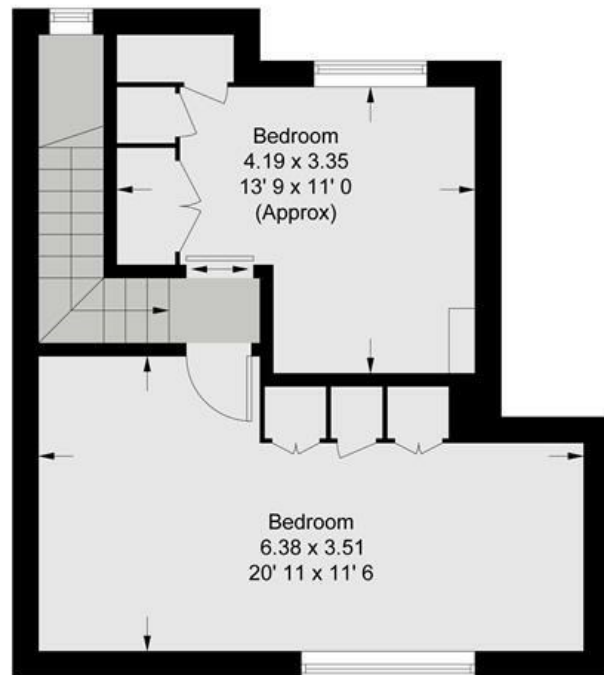
Approximate Gross Internal Area = 792 sq ft / 73.6 sq m



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Ground Floor
381 sq ft / 35.4 sq m



First Floor
411 sq ft / 38.2 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
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		
	70	86
England & Wales	EU Directive 2002/91/EC	

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	

