



**JAMES  
ANDERSON**



## TO LET

Dover House Road, Putney, SW15

## £2,200 Per Month

Per Month

Located within the ever-popular Dover House Conservation Area, this charming and well proportioned family home. This property benefits from a generous plot size and a beautifully maintained south-facing rear garden. The accommodation currently comprises a bright and spacious double reception room, a kitchen, two generous double bedrooms, and a contemporary family bathroom suite. Externally, the property boasts a private driveway, and a larger than average garden with a sunny southerly aspect. Side access further adds to the practicality of the layout, enhancing the usability of the outdoor space.

This home enjoys all the benefits of the conservation area, including tree-lined avenues and access to the nearby open spaces of Putney Heath — ideal for walking, cycling, and outdoor leisure. Excellent transport links are close at hand, with Barnes and Putney mainline stations offering regular services to London Waterloo. Local bus routes include the 72 to Hammersmith, the 430 to Putney and South Kensington, and the 337 to Clapham Junction and Richmond.



Two Double Bedrooms



Bathroom Suite



Spacious Through Lounge



Kitchen With Side Access



EPC C / Council Tax D / Holding Deposit £507.69



Easy Access To Transport



Catchment For Highly Regarded Schools



Moments From Green Open Spaces



Private Garden



Minimum Term 12 Months / Deposit £2538.46

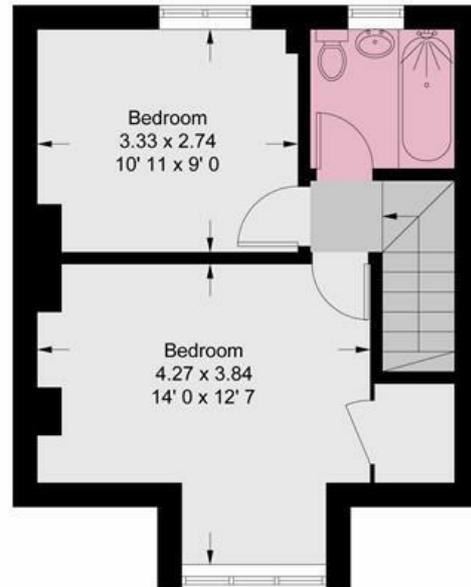
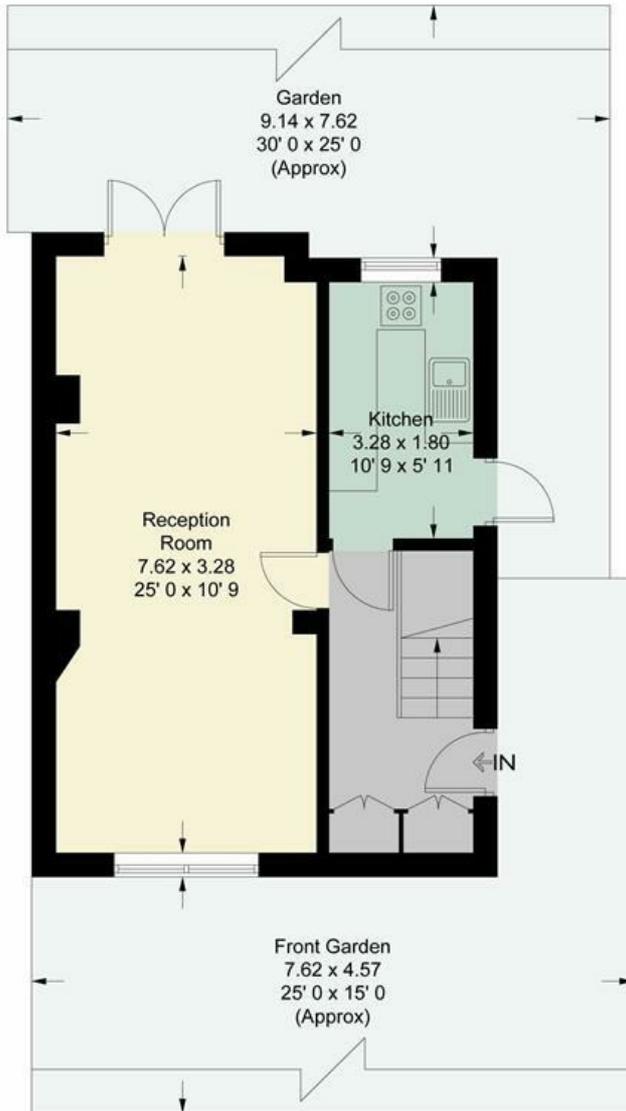


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Dover House Road

Approximate Gross Internal Area = 780 sq ft / 72.4 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) <b>A</b>                          |  |                         | <b>82</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 |           |

