



JAMES
ANDERSON



TO LET

Carslake Road, Putney, SW15

£1,800 Per Month

Per Month

£300 OFF THE FIRST MONTHS RENT IF YOU MOVE IN DECEMBER!!!!

Well presented two double bedroom flat to rent in Putney. The property comprises a large bright reception room with a private balcony, Two double bedrooms, a modern kitchen and bathroom.

Putney Rise is a 1-minute walk to Putney Heath, which in turn links into Wimbledon Common and Richmond Park which provide over 6,000 acres of open and wooded walking trails to explore. There are brilliant local nurseries (Gwendolen House, noddys) and some of the best schools in the country (Putney High, Prospect House) two excellent local pubs within a stone's throw and Putney High Street is a c.10-minute walk that provides a wide variety of bars, restaurants, cafes and shops. The location is very well served by transport links, with Putney mainline station (zone 2) providing a direct service into Waterloo in c.13 minutes and East Putney tube station providing District Line services into central London. The A3 is a c.3-minute drive, providing a quick route out of London for weekend escapes.



Two Bedrooms



One Bathroom



One Reception Room



Modern Kitchen



EPC C / Council Tax B / Holding Deposit £415.38



Putney Train Station



Putney High



Balcony



Unfurnished



Minimum Term 12 Months / Deposit £2076.92



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

0208 785 4400

Carslake Road

Approximate Gross Internal Area = 692 sq ft / 64.3 sq m



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Second 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) 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		
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	

