



**JAMES  
ANDERSON**



## TO LET

Norroy Road, Putney, SW15

## £2,300 Per Month

Per Month

Lovely two double bedroom ground floor flat to rent with private rear garden. The property comprises a lovely open plan kitchen reception room with doors out to a private rear garden, two double bedrooms and a family bathroom. There is also a large cellar, great for storage!

Norroy Road is a highly popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.



Two Double Bedrooms



Family Bathroom



Open Plan Reception Room



Modern Kitchen



EPC C / Council Tax D / Holding Deposit £530.76



Putney Train Station



Putney High



Large Basement



Private Garden



Deposit £2653.84



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

0208 785 4400

# Norroy Road Putney

Approximate Gross Internal Area = 793 sq ft / 73.7 sq m



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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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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