



**JAMES
ANDERSON**



TO LET

Haldon Road, Putney, SW18

£1,800 Per Month

Per Month

The property offers open plan living throughout, a smart lounge/ diner with wooden floors and a modern fitted kitchen with integrated appliances. The principle bedroom benefits from built in wardrobes, there is a further single bedroom and modern bathroom with over bath shower. The property further benefits from secure, video entry system and is tastefully furnished throughout.



Two Bedrooms



One Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band D / £415



East Putney Tube



Brandlehow Primary



Wandsworth Park



Part Furnished



Minimum Term 12 Months / Deposit £1955.76



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

0208 785 4400



First Floor

Haldon Road

Approximate Gross Internal Area = 450 sq ft / 41.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

