



## TO LET

Colinette Road, Putney, SW15

**£3,400 Per Month**

Per Month

A fantastic two double bedroom split-level garden flat in a period property located off of Howards Lane. There is a bright and airy open plan reception/kitchen with doors opening onto an excellent large private garden with decking and raised well maintained garden. The principle bedroom has a newly refurbished en suite bathroom. There is another modern family bathroom. The second bedroom has a private balcony overlooking the private garden to the rear of the build. Must be viewed to be appreciated.



Two Double Bedroom



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £784.61



Putney Train Station



Putney High



Private Rear Garden

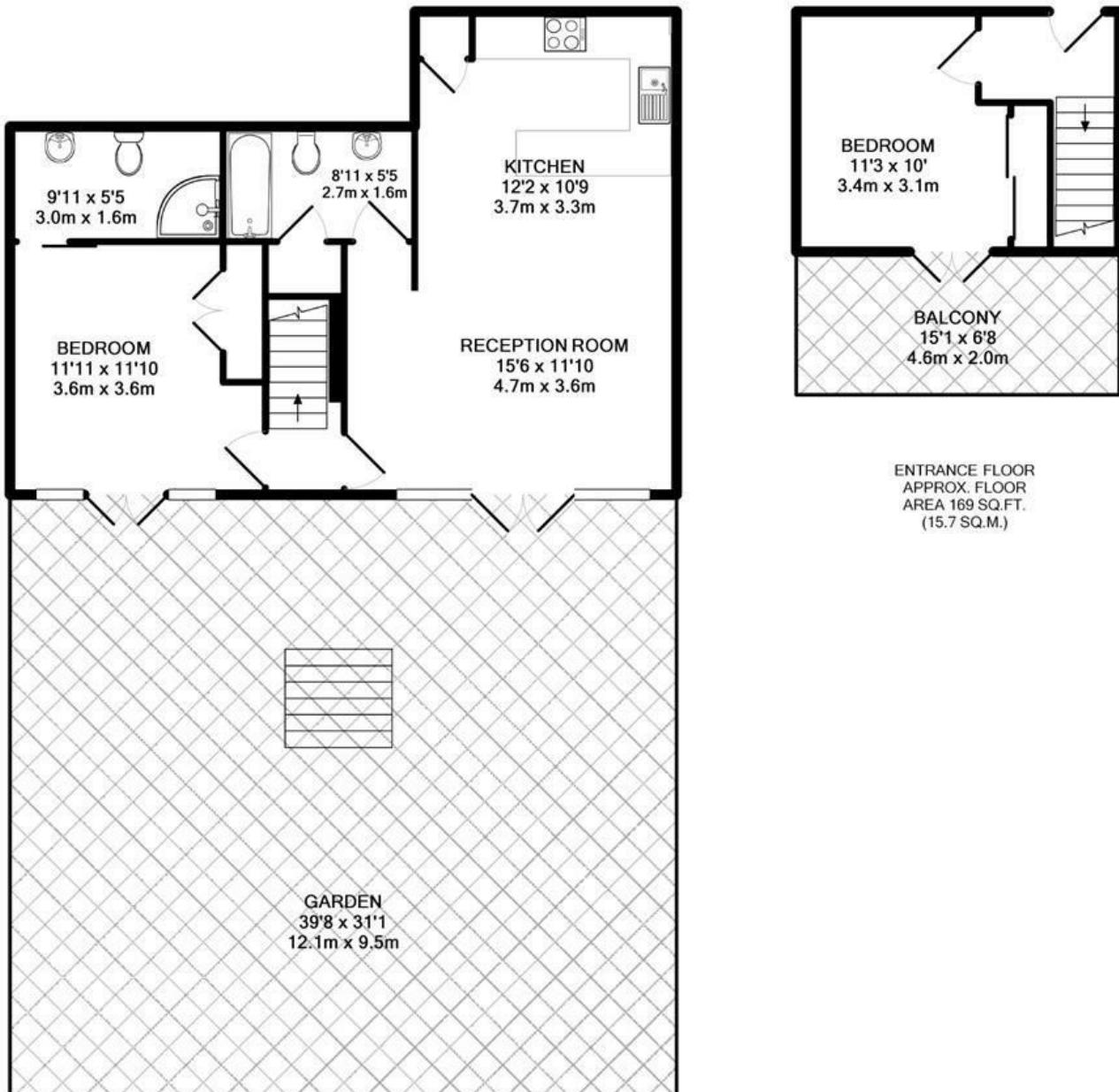


Private Balcony



Deposit £3923.07





LOWER GROUND APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

COLINETTE ROAD  
TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

