



**JAMES  
ANDERSON**



# TO LET

Seymour Court, Putney, SW15

# £2,800 Per Month

Per Month

An immaculately presented and extremely spacious two double bedroom ground floor apartment situated in a highly desirable development just off Upper Richmond Road. Boasting extremely large rooms, natural light and ample storage, the property comprises spacious entrance hall, larger than average lounge/dining room with access to a balcony, separate fitted kitchen/dining room, two large double bedrooms both with fitted storage with ensuite bath and shower room to master bedroom, family bathroom with shower over bath and underground secure off street parking.

-  Two Bedrooms
-  Putney Train Station
-  Two Bathrooms
-  Putney High
-  Fantastic Lounge/Diner
-  Private Parking
-  Kitchen / Breakfast Room
-  Private Balcony
-  EPC C / Council Tax G / Holding Deposit £636.15
-  Deposit - £3230.76

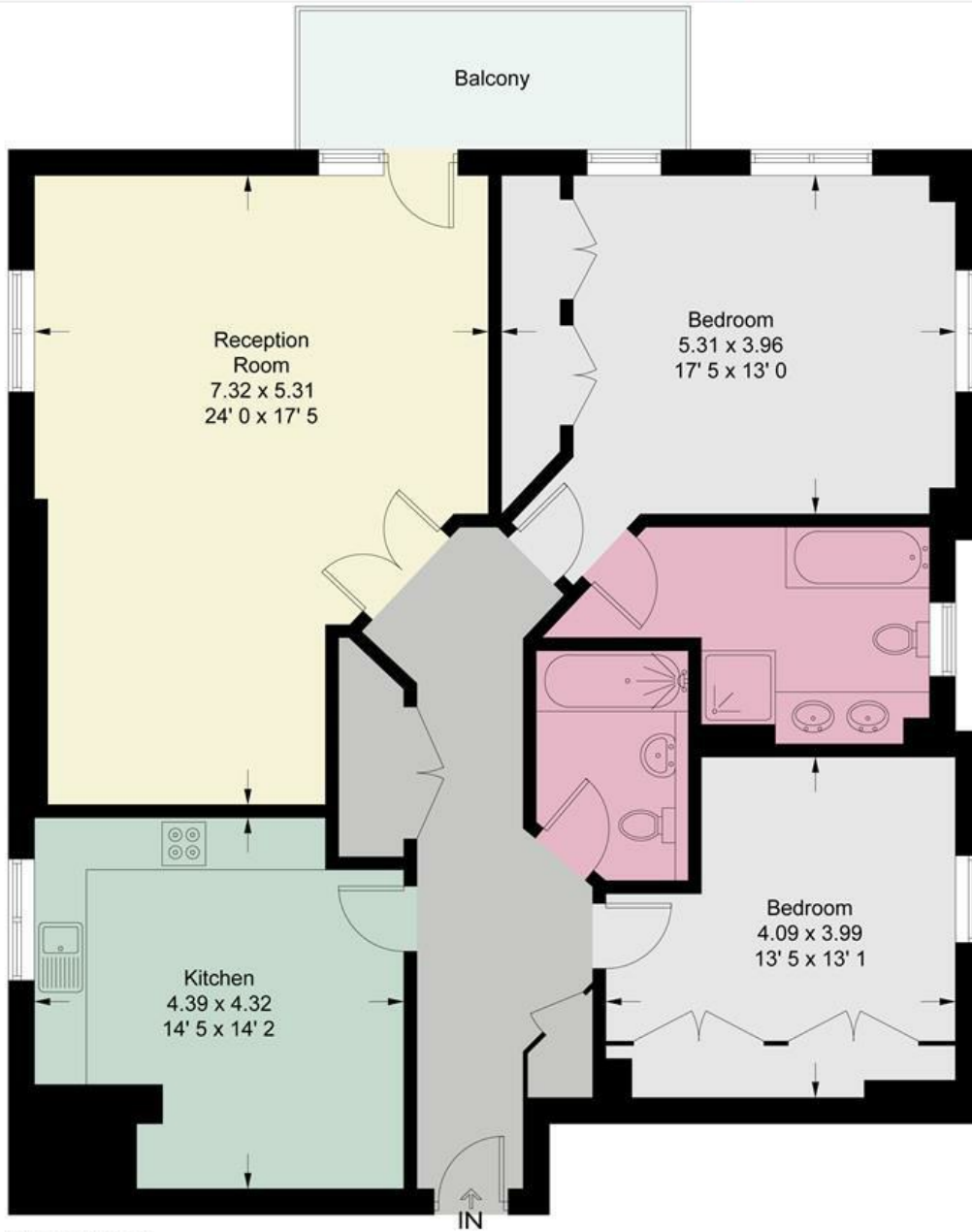


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Upper Richmond Road

Approximate Gross Internal Area = 1310 sq ft / 121.7 sq m



Ground 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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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