



**JAMES
ANDERSON**



TO LET

Lower Richmond Road, Putney, SW15

£1,900 Per Month

Per Month

A well presented two double bed roomed split level conversion flat in West Putney. The property comprises generous reception room, contemporary kitchen, two good-sized bedrooms and smart bathroom. Lower Richmond Road is ideally situated just moments from the many shops, bars and restaurants in Putney town centre and close to the green spaces and woodland walks of Barnes Common. Transport links include Putney and Putney Bridge stations.



Two Bedroom



One Bathroom



Reception Room



Fitted Kitchen



EPC E / Council Tax D / £438.46



Putney Train Station



Putney High School



River Thames



Available March



Deposit - £2192.30



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

0208 785 4400



Lower Richmond Road

Approximate Gross Internal Area = 638 sq ft / 59.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 20 sq ft / 1.9 sq m
 Total = 658 sq ft / 61.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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	54	62
(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	

