



**JAMES
ANDERSON**



TO LET

St. John's Avenue, Putney, SW15

£2,700 Per Month

Per Month

Located in central Putney this detached converted coach house is perfect for a professional couple. This exceptional property comprises bright and spacious living throughout, dual aspect reception room, spacious kitchen/ diner, ground floor guest WC, two spacious double bedrooms and a recently refurbished modern shower room. Further benefits include gas central heating, double glazing, front patio garden and off street parking for three cars. St. John's Avenue is ideally situated just moments from a fantastic selection of shops, bars, restaurants and leisure facilities of Putney town centre. Transport links include Putney BR station and East Putney Tube station as well as easy access to the A3.

-  Two Double Bedrooms
-  Stunning Shower Room
-  Large Reception Room
-  Eat In Kitchen
-  Detached Coach House

-  Great Transport Links
-  Putney High School
-  Close To The Centre Of Putney
-  Off Street Parking
-  Patio Garden

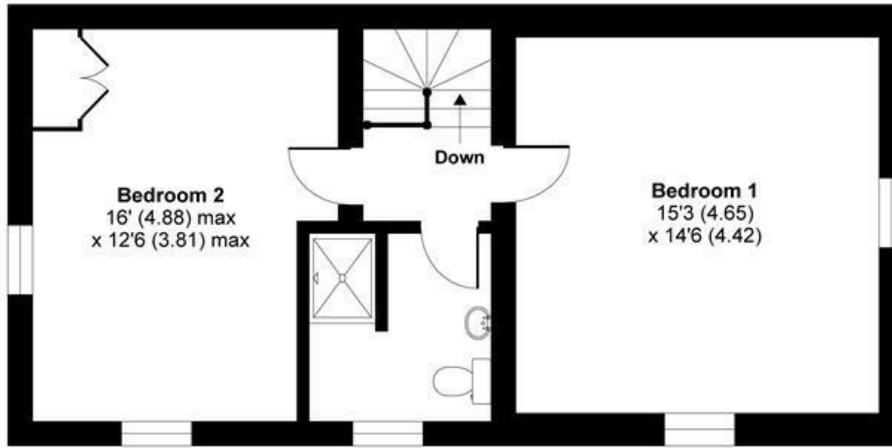


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

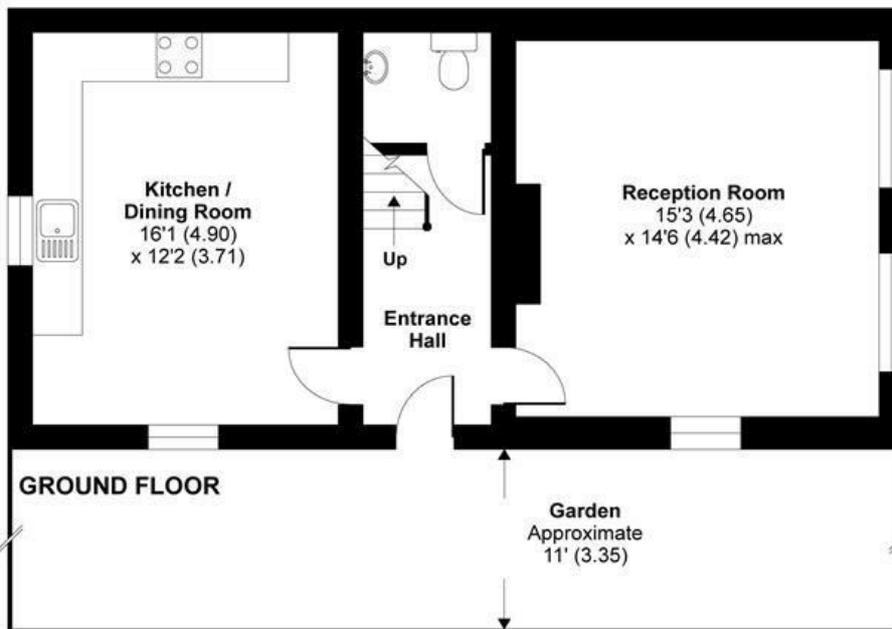
0208 785 4400

St. John's Avenue, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1072 SQ FT 99.6 SQ METRES



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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			
		44	74
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

