



**JAMES  
ANDERSON**



# TO LET

Dover House Road, Putney, SW15

# £3,200 Per Month

Per Month

A well presented three bedroom end of terrace house with off street parking located within the popular Dover House Conservation Area.

This lovely property comprises a spacious hallway, extended modern fitted kitchen/diner with underfloor heating and direct access to the garden, separate dining room with feature fire place which could be used as a bedroom followed by a spacious sitting room. On the first floor are two good sized bedrooms with ample storage and two bathrooms.

Dover House Road is located within the ever popular Dover House Conservation area, benefitting from the picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Three Bedrooms



Two Bathrooms



Good Sized Living Room



Extended Kitchen/Diner



EPC D



Great Transport Links



Outstanding Local Schools Close By



Off Street Parking



Private Garden



Deposit £3692.00



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

0208 785 4400

# Dover House Road

Approximate Gross Internal Area = 1286 sq ft / 119.6 sq m  
 (Including Reduced Headroom / Outbuilding)  
 Reduced Headroom = 17 sq ft / 1.6 sq m  
 Outbuilding = 61 sq ft / 5.7 sq m



= Reduced headroom below 1.5m / 5'0"

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	<b>69</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

