



**JAMES  
ANDERSON**



## TO LET

Lower Richmond Road, Putney, SW15

**£2,850 Per Month**

Per Month

A Stunning Two Double Bedroom Split-Level Flat to Rent with a private terrace.

Set in the heart of vibrant West Putney, this beautifully presented two double bedroom split-level flat offers a stylish and spacious home, thoughtfully arranged over the upper floors of an attractive period building on the sought-after Lower Richmond Road.

Perfectly located, this home benefits from immediate access to the boutique shops, cafes, and amenities of Lower Richmond Road, while Putney's high street and riverside are just a short stroll away. Excellent transport links are close at hand, with Putney Bridge Underground (District Line) and Putney Mainline Station (direct to London Waterloo) both within a 10 minute walk. Numerous local bus routes offer swift access to the West End, City, and beyond.

The scenic River Thames Embankment and expansive green spaces of Putney and Barnes Commons are nearby, adding to the lifestyle appeal of this exceptional property.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC C / Council Tax D / Holding Deposit £657.69



Putney Bridge Tube



Hotham



Split Level



Private Terrace



Deposit £3288.46



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

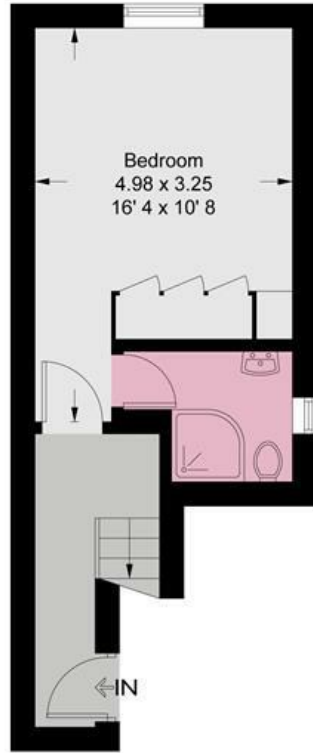
0208 785 4400

# Lower Richmond

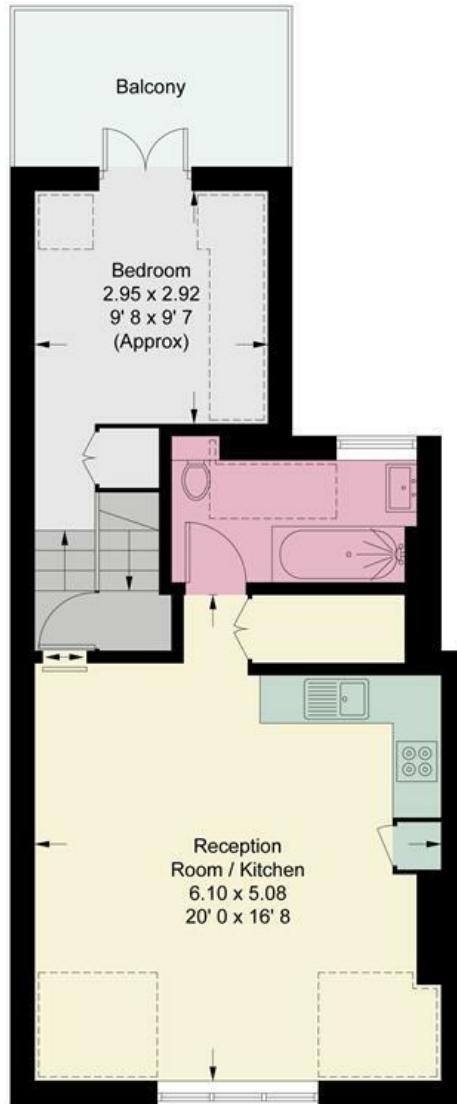
Approximate Gross Internal Area = 773 sq ft / 71.8 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 81 sq ft / 7.5 sq m



= Reduced headroom below 1.5m / 5'0"



**First Floor**  
239 sq ft / 22.2 sq m



**Second Floor**  
534 sq ft / 49.6 sq m  
(Including Reduced Headroom)

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>	<b>76</b>	<b>77</b>
(55-68) <b>D</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>		
(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	

