



**JAMES
ANDERSON**



TO LET






Cambalt Road, London, SW15

£1,600 Per Month

Per Month

Lovely ground floor studio to rent in a great location just off Putney Hill

Situated on Cambalt Road, offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wandsworth Common and the River Thames are also within a 10 minute walk.

-  Good Sized Studio Room
-  Modern Bathroom
-  Open Plan Kitchen
-  Great Location
-  EPC D / Council Tax B / £369.23

-  Putney Train Station
-  Putney High
-  Furnished
-  Available Now
-  Deposit £1846.15



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

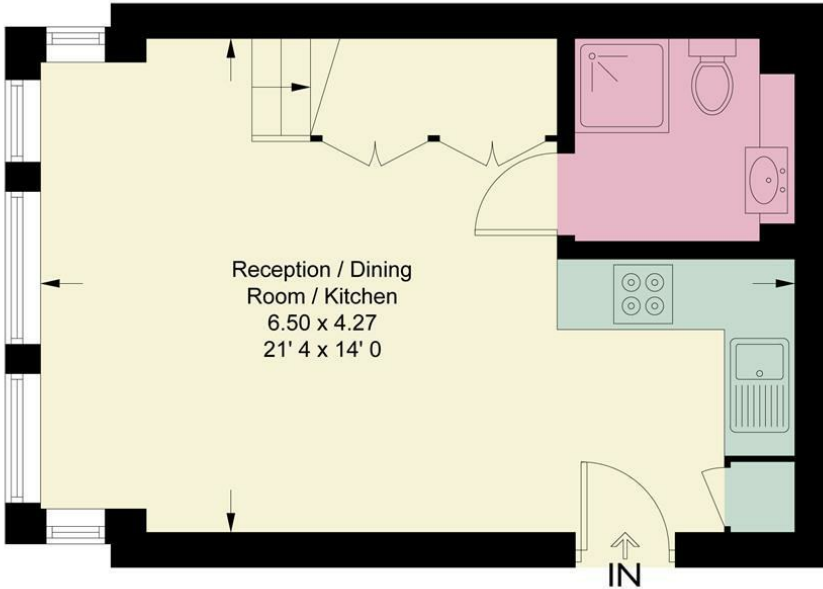
0208 785 4400

Cambalt Road

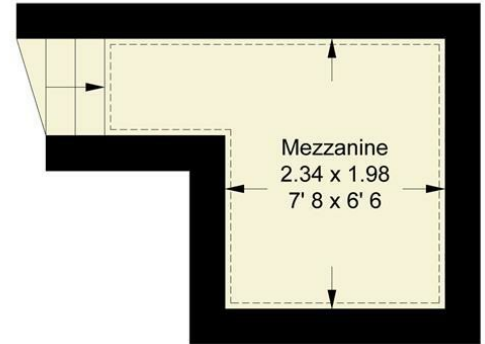
Approximate Gross Internal Area = 349 sq ft / 32.4 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 41 sq ft / 3.8 sq m



= Reduced headroom below 1.5m / 5'0"



Ground Floor
 297 sq ft / 27.6 sq m



Mezzanine
 52 sq ft / 4.8 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) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 55 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | |

