



**JAMES
ANDERSON**



TO LET

Lacy Road, Putney, SW15

£2,200 Per Month

Per Month

A spacious and well proportioned, three double bedroom, purpose built flat to rent, situated in a fantastic West Putney location which is accessible for Putney town centre, transport links and the River Thames. The property comprises spacious lounge/ diner, fitted kitchen, three double bedrooms, bathroom with over bath shower and separate w/c. Further benefits include, secure entry system, communal gardens and communal bicycle storage area.



Three Double Bedrooms



Purpose Built Property



Spacious Throughout



Lounge/Diner



EPC C / Council Tax D / Holding Deposit £507.69



Putney High



West Putney Location



Close to Putney Town Centre



Newly Decorated



Deposit £2538.46



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

0208 785 4400

Lacy Road Putney

Approximate Gross Internal Area = 817 sq ft / 75.9 sq m
 (Including Storage)
 Storage = 10 sq ft / 0.9 sq m



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First Floor

(Not Shown In Actual Location / Orientation)

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			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(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		

