



**JAMES  
ANDERSON**



## TO LET

Erpingham Road, Putney, SW15

## £2,700 Per Month

Per Month

Recently refurbished to an excellent standard, this beautifully presented ground floor apartment offers stylish contemporary living in a highly sought-after Putney location. The property features two generous double bedrooms, including a principal bedroom with a modern en-suite, alongside a beautifully finished family bathroom.

The bright and spacious open-plan reception room flows seamlessly into a contemporary fitted kitchen, while full-height patio doors open onto a private patio garden, creating an ideal space for both relaxing and entertaining. The property also benefits from allocated off-street parking and is available immediately.

Perfectly positioned just off Lower Richmond Road, the apartment is moments from the River Thames, Putney Common and an excellent selection of cafés, shops and restaurants. Putney Bridge Underground and Putney Mainline Station are both within easy reach, along with several highly regarded local schools.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC B | Council Tax E | Holding Deposit £623.07



Putney Bridge Station



Hotham Primary School



River Thames



Patio Garden



Deposit £3115.38



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

0208 785 4400

# Draco Gate, Erpingham Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 934 SQ FT 86.7 SQ METRES



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.

Copyright nichecom.co.uk 2019 Produced for James Anderson REF : 477410

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>			
(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	<b>81</b>	<b>81</b>

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		

