



**JAMES
ANDERSON**



TO LET

Putney Hill, Putney, SW15

£2,300 Per Month

Per Month

A bright and spacious two bedroom ground floor apartment set within a well maintained development on Putney Hill. The property benefits from a generous reception room with direct access to attractive communal gardens, creating a wonderful extension of the living space. Ideally located just moments from Putney High Street, residents enjoy easy access to an excellent range of shops, cafés and restaurants, while both Putney Mainline Station and East Putney Underground Station are within walking distance, providing superb links into Central London. Putney Heath, Wimbledon Common and the A3 are also nearby, making this an ideal home for commuters and those seeking a balance of city and green space living.



Two Double Bedrooms



One Bathroom



Bright Reception Room



Deposit 2,653.84



EPC Rating D | Council Tax E | Holding Deposit 530.76



Putney Train Station



Putney High



Communal Garden



Private Patio



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

0208 785 4400

Suffolk House

Approximate Gross Internal Area = 929 sq ft / 86.3 sq m



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		
(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	

