



**JAMES
ANDERSON**



TO LET

Weiss Road, Putney, SW15

£2,200 Per Month

Per Month

A well presented one bedroom ground floor conversion flat with private patio garden. The property comprises generously sized open plan reception room, fitted kitchen, master bedroom with walk-in wardrobe, access to private patio garden, smart family bathroom and cellar. Lower Richmond Road is a great location moments from Putney Bridge, and the many riverside bars and restaurants. Within close proximity are the amenities of Putney High Street including the Putney Exchange Shopping Centre. Putney Bridge Underground Station is a conveniently close allowing travel to the West End and central London.



One Double Bedroom



One Bathroom



Open Plan Reception



Spacious Kitchen



EPC C / Council Tax D / Holding Deposit £507.69



Putney Train Station



Hotham Primary



River Thames



Private Garden



Deposit £2076.92

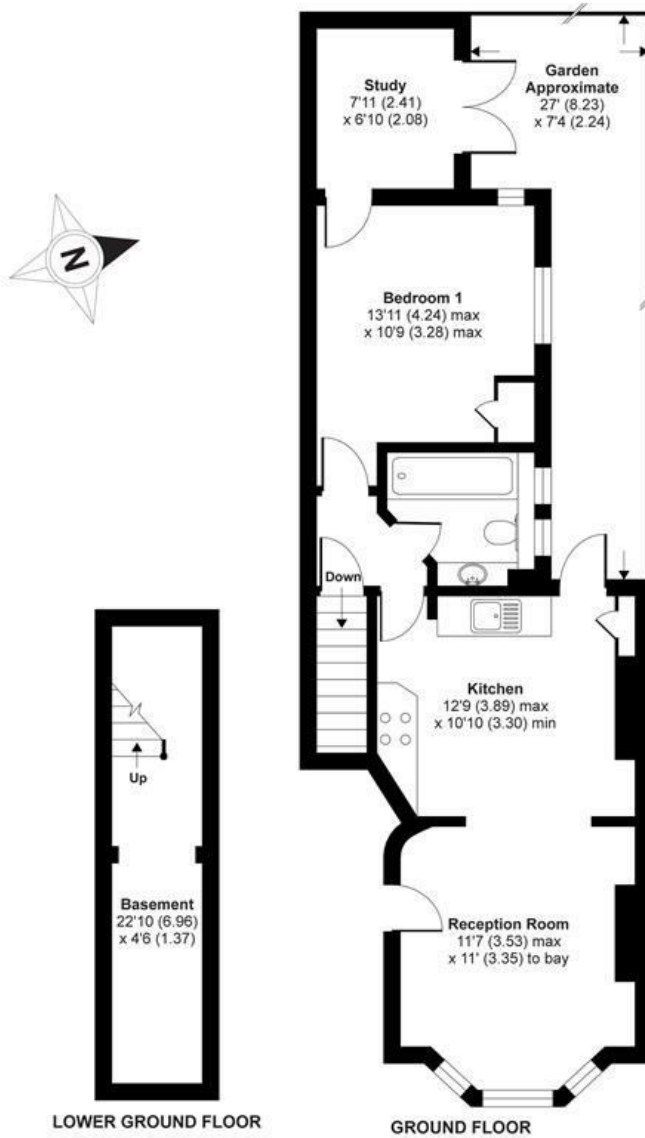


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Weiss Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 681 SQ FT 63.2 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.

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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		

