



**JAMES
ANDERSON**



TO LET

West Hill, Putney, SW15

£2,500 Per Month

Per Month

A very well presented two-bedroom, two bathroom (one-suite) modern apartment with communal off street parking and a 50ft private west facing garden. The property has two larger than average bedrooms, with the 16ft primary bedroom to the rear of the property benefiting from an en-suite luxury shower room with direct access to the garden. The property has recently been refurbished throughout, offers hi-spec built in AEG kitchen appliances and generous areas for storage. The property is located close to the junction of Lytton Grove and West Hill.



Two Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen / Dining Room



EPC Rating - C



East Putney Tube



Putney High School



Private Rear Garden



Off Street Parking

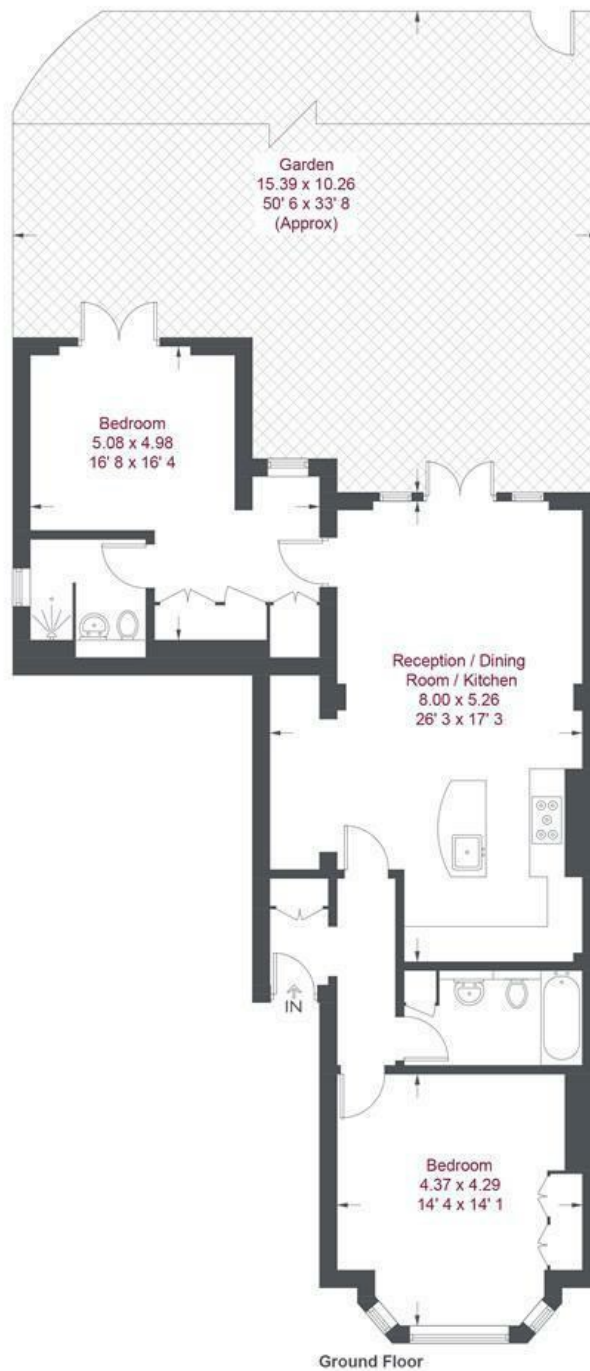


Available December



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

0208 785 4400



Ground Floor

West Hill

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

