



**JAMES
ANDERSON**



TO LET

Millenium House, Putney, SW15

£2,400 Per Month

Per Month

Stunning two double bedroom, two bathroom apartment adjacent to East Putney Tube. The property boasts a bright and airy open-plan kitchen/reception room. The kitchen is fitted with contemporary units with integrated appliances and there are sliding doors from the reception room which lead out to a large balcony. The main bedroom is well sized and has a large en suite shower room. There is a further double bedroom and a separate bathroom, with under floor heating throughout.

Plaza Gardens is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. East Putney underground station (District Line) is only a very short walk away, and Putney mainline station, with direct access into Waterloo, is also within walking distance. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.



Two Double Bedrooms



Two Bathrooms



Large Open Place Reception



Modern Kitchen



EPC Rating - B



East Putney Tube



Brandlehow



On site Gym

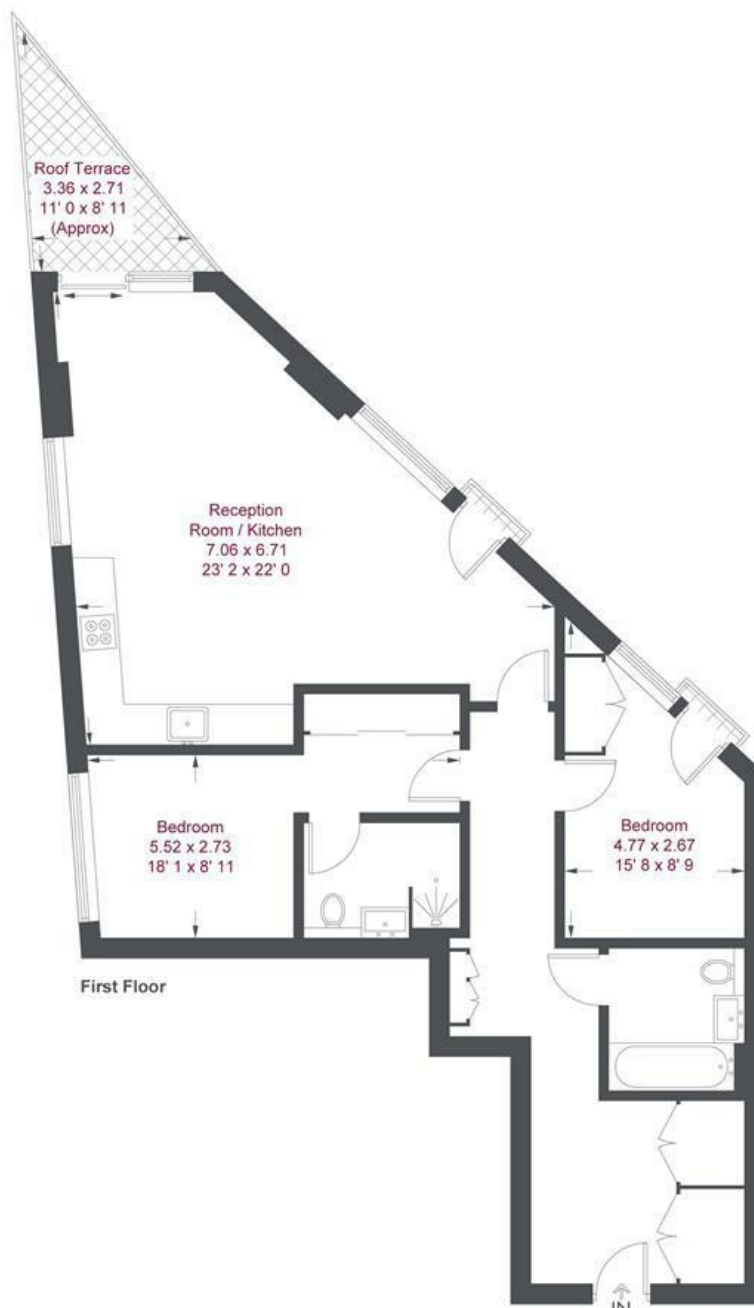


Private Balcony



Underfloor Heating





Millenium House

Approximate Gross Internal Area = 904 sq ft / 84 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
<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	

