



**JAMES
ANDERSON**



TO LET

Bangalore Street, London, SW15

£3,400 Per Month

Per Month

A well presented split level four bedroom Edwardian maisonette on one of the most desirable roads in West Putney with circa 1500sq ft of living space, own front door and private garden.

On the first floor the property offers versatile accommodation, benefiting from a light and airy bay fronted living room, double bedroom, office/study, further bedroom, family bathroom, spacious kitchen/dining room with access to the private rear garden. The second floor offers a large principle bedroom with a range of fitted wardrobes and eaves storage. A second bathroom is just off the landing which leads to another double bedroom with further eaves storage.

Bangalore Street is a prime West Putney location, only minutes from the Lower Richmond Road, with its independent retailers and coffee shops, and Putney High Street. Excellent transport links with mainline and underground trains, many buses and the river boat. The property is also located within the catchment area of a number of Ofsted outstanding rated primary schools.



Four Bedrooms



Two Bathrooms



One Reception Room



Kitchen / Dining Room



EPC Rating - C



Putney Train Station



Hotham Primary



West Putney



Unfurnished



Pets Allowed



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

0208 785 4400



= Reduced headroom below 1.5m / 5'0"



Bangalore Street

Approximate Gross Internal Area = 1432 sq ft / 133.1 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m
Total = 1530 sq ft / 142.2 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	

