



**JAMES
ANDERSON**



TO LET

Bendemeer Road, Putney, SW15

£2,750 Per Month

Per Month

Beautifully presented newly refurbished three double bedroom split level flat to rent on a popular residential road in West Putney. The first floor hosts kitchen/breakfast room, large reception room with feature bay window, double bedroom, bathroom and stairs leading to the second floor which provides main bedroom, second bathroom and a further double bedroom. The property is located just off the highly desirable Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 Bus from Piccadilly Circus/Knightsbridge and the Kings Road stops outside the entrance to the apartments, and the River Taxi from Putney Pier to the City is only a short walk from this lovely property.



Three Double Bedrooms



Two Bathrooms



Large Reception Room



Kitchen / Breakfast Room



EPC Rating - D



Putney Train Station



Hotham Primary



RiverThames



Unfurnished



Great Location



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

0208 785 4400



Bendemeer Road

Approximate Gross Internal Area = 924 sq ft / 85.9 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 78 sq ft / 7.2 sq m
Total = 1002 sq ft / 93.1 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
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	63	70

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		

