



**JAMES  
ANDERSON**



## TO LET

Clarendon Drive, Putney, SW15

## £2,200 Per Month

Per Month

Lovely two bedroom flat located on a popular residential road in central Putney. The property comprises a large bright open plan kitchen reception room, modern bathroom, large principle bedroom and a second single room perfect for working from home.

Clarendon Drive is situated just off the 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 (10 mins)



Two Bedrooms



Modern Bathroom



Bright Reception Room



Open Plan Kitchen



EPC Rating - E/ Council Tax Band D/ Holding Deposit £507.69



Putney Train Station



Putney High School



Central Putney



Furnished



Minimum Term 12 Months/ Deposit £2538.46



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

0208 785 4400

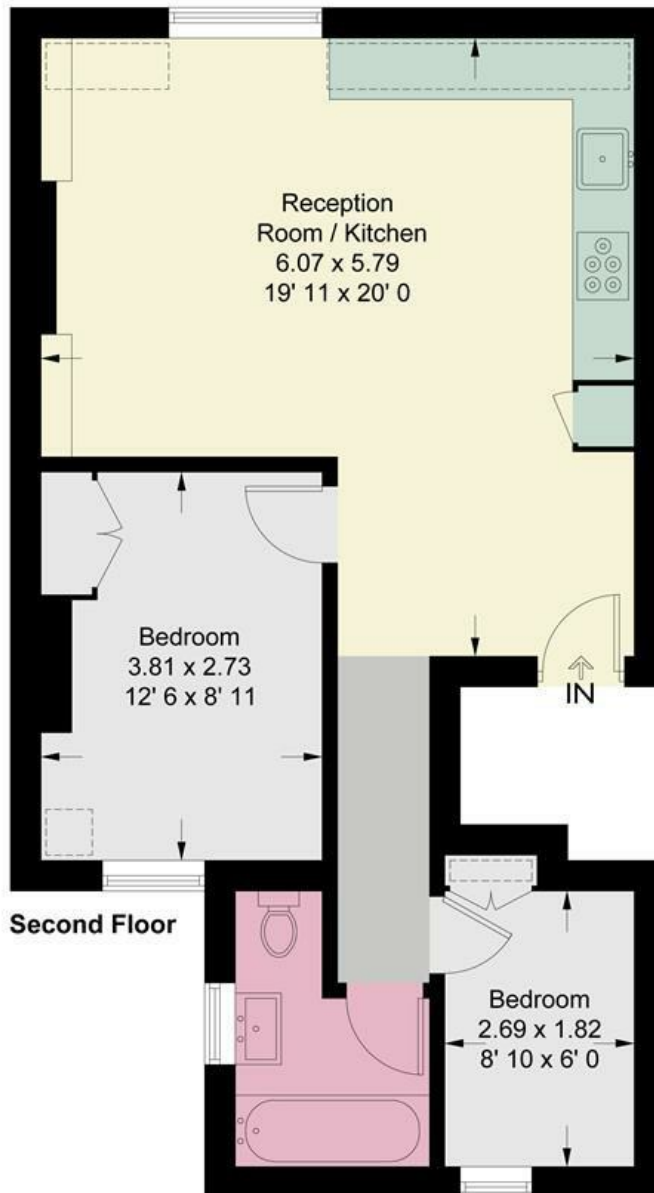
# Clarendon Drive

Approximate Gross Internal Area = 560 sq ft / 52.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 24 sq ft / 2.2 sq m  
 Total = 584 sq ft / 54.3 sq m



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= Reduced headroom below 1.5m / 5'0



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	46	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

