



**JAMES
ANDERSON**



TO LET

Faulkner House, Putney, SW15

£1,800 Per Month

Per Month

A brilliant two double bedroom flat in West Putney close to transport links, Putney Common and all of the Lower Richmond Road's shops, restaurants and bars as well as The River Thames. The accommodation is beautifully laid out and provides generous living space throughout. The property is arranged to provide a good size reception room benefiting from a small private terrace with an outlook onto gardens and the common. A modern fitted kitchen, two double bedrooms and a modern bathroom. It is further complemented by communal gardens and good storage.



Two Double Bedrooms



Family Bathroom



Large Reception Room



Modern Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit / Holding Deposit
£39230



Barnes Station



Hotham Primary



Close to Putney Common



Furnished



Minimum Term 12 months / £1961.53

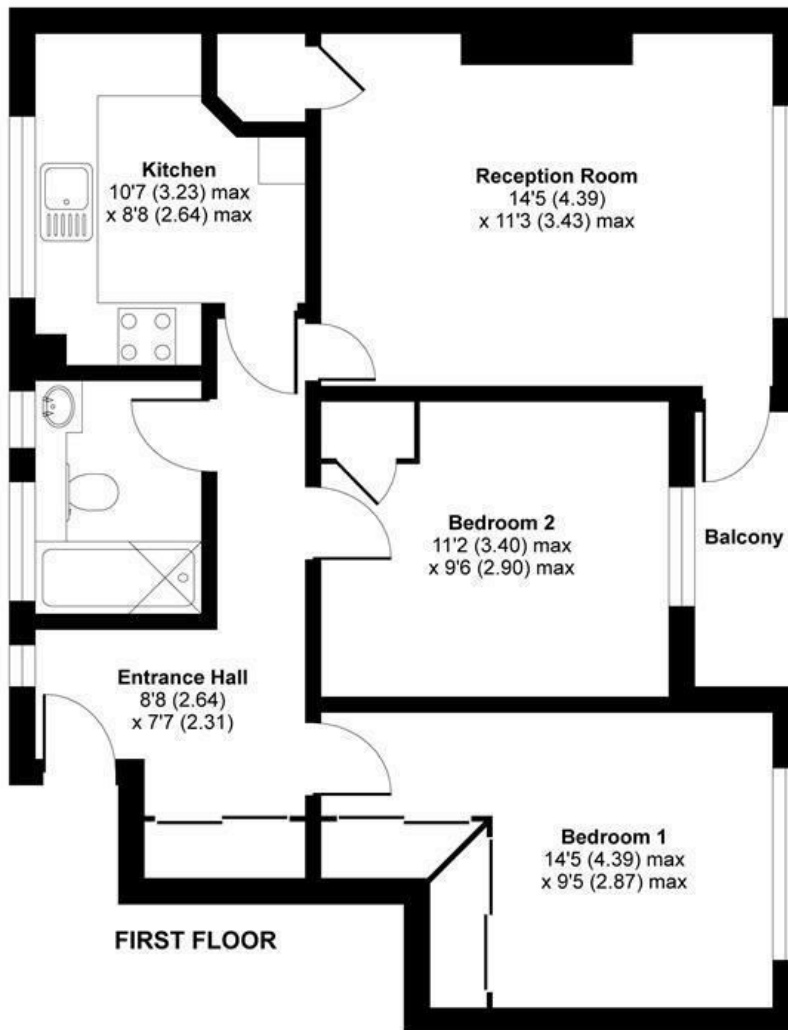


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Horne Way, Putney, SW15

APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT 58.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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			
		73	83
England & Wales	EU Directive 2002/91/EC		

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		

