



**JAMES  
ANDERSON**



## TO LET

Wadham Road, London, SW15

## £2,400 Per Month

Per Month

Stunning two double bedroom split level flat with private roof terrace.

A short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames is moments away.



Two Double Bedroom



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating C / Council Tax C / Holding Deposit £553.84



East Putney Tube



Brandlehow



Roof Terrace



Wandsworth Park



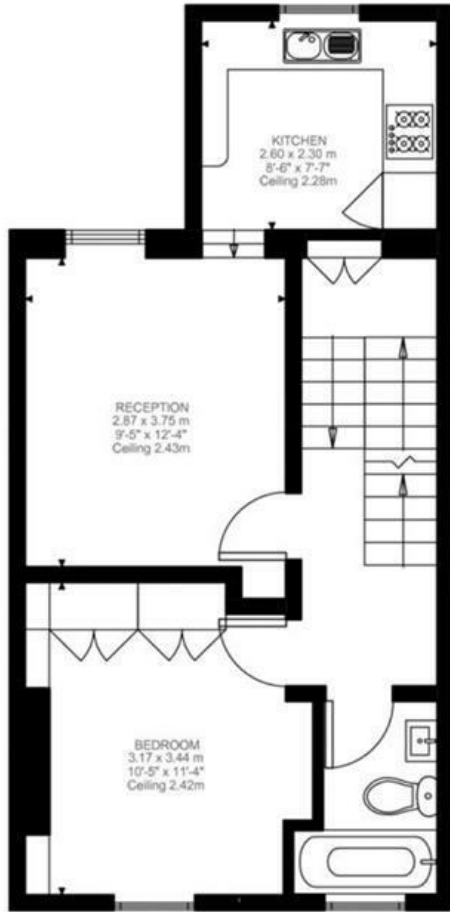
Minimum Term 12 Months / Deposit £2769.23



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

0208 785 4400

APPROXIMATE GROSS INTERNAL (LIVING) AREA  
68.43 SQ.M / 737 SQ.FT



SECOND FLOOR  
418 SQ.FT / 38.80 SQ.M



THIRD FLOOR  
292 SQ.FT / 27.11 SQ.M



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>		<b>73</b>	<b>76</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>			
<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		

