



**JAMES
ANDERSON**



TO LET

Atney Road, Putney, SW15

£1,550 Per Month

Per Month

Located moments from the River Thames, Putney High Street, and both Putney overground and tube line stations, this one bedroom flat is perfect for a professional couple. The property comprises a large reception room, modern kitchen, large double bedroom and bathroom. There is hard wood flooring throughout and the lounge and bedroom both come with flat screen televisions. There is also a well maintained communal garden. The property is offered on a furnished basis and is available July

-  One Bedroom
-  One Bathroom
-  One Reception Room
-  Modern Kitchen
-  EPC Rating - C
-  East Putney Tube
-  Brandelhow School
-  Close To The River Thames
-  Furnished
-  Council Tax Band C - £776 per annum

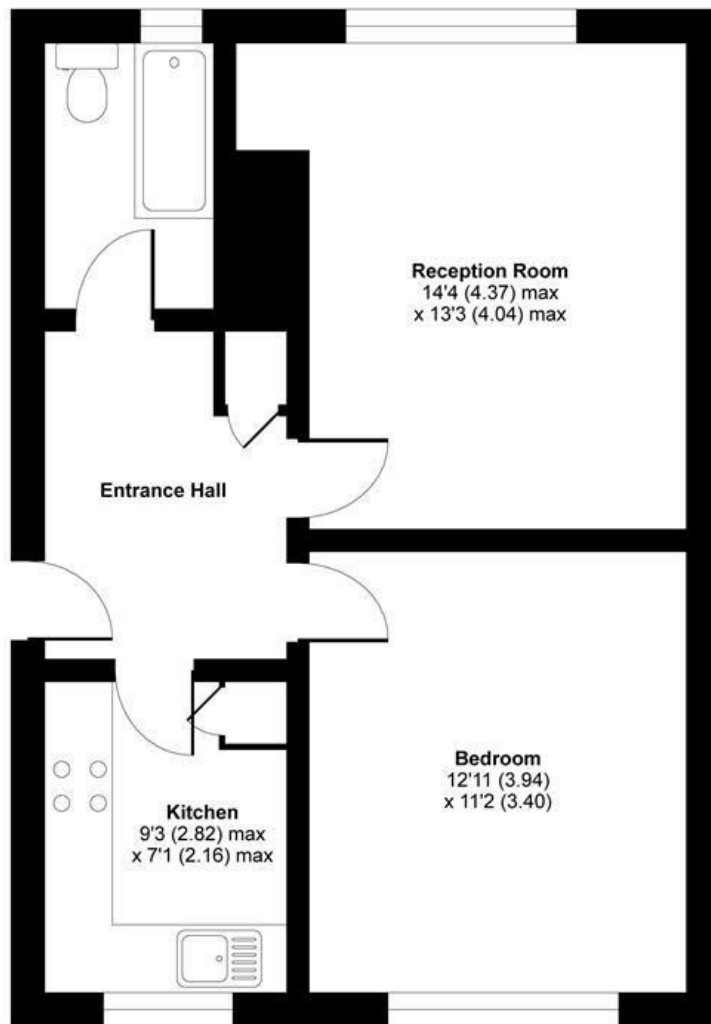


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Atney Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT 49.4 SQ METRES



FIRST FLOOR

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
<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		

