



**JAMES  
ANDERSON**



## TO LET

115 Roehampton Vale, Putney, SW15

## £1,600 Per Month

Per Month

Well presented two double bedroom, two bathroom split level flat to rent in Roehampton Vale. The property is nicely finished throughout and comprises a large bright reception room, modern fitted kitchen, two double bedrooms and two bathrooms. The property is ideally situated for access to the A3 and and green spaces of Richmond Park. The property is offered furnished and comes with an off street parking space.

Deposit Required £1846.15

Minimum Term: 12 months

Holding Deposit: £412.61



Two Bedrooms



Two Bathrooms



Large Bright Reception Room



Modern Kitchen



EPC Rating - C



Putney Train Station



Putney High School



Close to Richmond Park



Off Street Parking

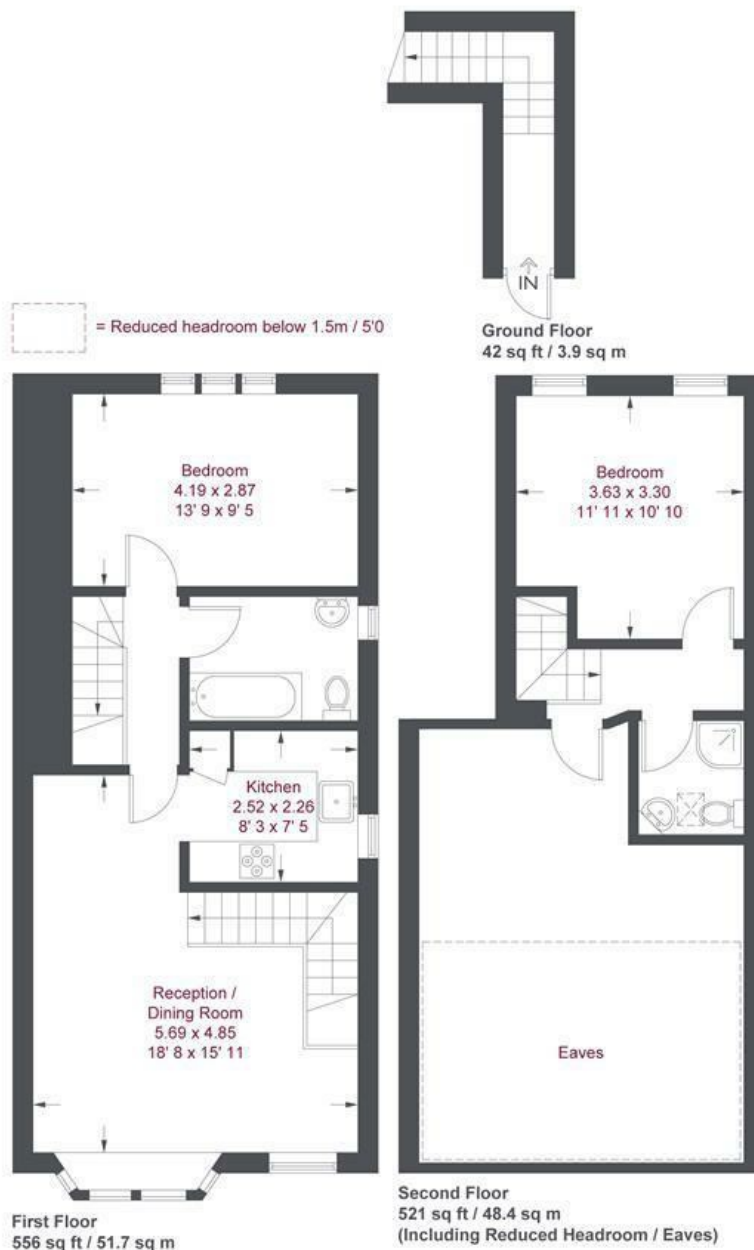


Council Tax Band C - £776 per annum



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

0208 785 4400



## Roehampton Vale

Approximate Gross Internal Area = 953 sq ft / 88.6 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 166 sq ft / 15.4 sq m

Total = 1119 sq ft / 104 sq m

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>		
<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	

