



**JAMES
ANDERSON**



TO LET

Chartfield Square, Putney, SW15

£3,500 Per Month

Per Month

An exceptionally well presented and particularly spacious four bedroom house with private rear garden set over four floors. This stunning property is located in a quiet development just off of Chartfield Avenue, and comprises upon entrance to the property a separate porch area leading through to a semi open plan kitchen and dining area, the kitchen is very modern with integrated appliances and the dining area benefits from patio doors leading to a large private balcony which overlooks the private rear garden. Downstairs there is a large living room with bifold doors leading to the garden, utility room with both washer and dryer and a tiled bathroom with shower over bath. On the first floor, the property benefits from two double bedrooms both with built in storage with the family bathroom located between bedrooms. The top floor comprises a large double bedroom, en suite shower room and an additional bedroom. The property further benefits from solid wooden flooring.



Four Bedrooms



Two Reception Rooms



Three Bathrooms



Modern Kitchen



EPC Rating D / Council Tax Band E / Holding Deposit £807.69



Open Plan Kitchen



Terraced House



Private Garden



Close to Putney Train Station



Minimum Term 12 Months / Deposit £4038.46




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

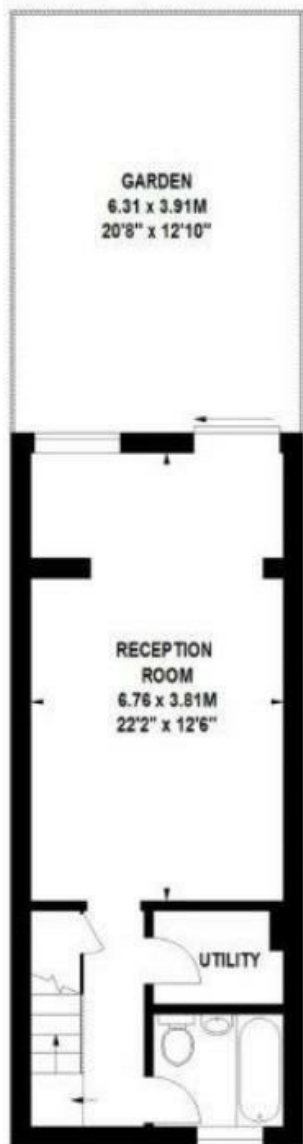
0208 785 4400

Chartfield Square, SW15

Approximate gross internal area

132 sq.m / 1421 sq. ft

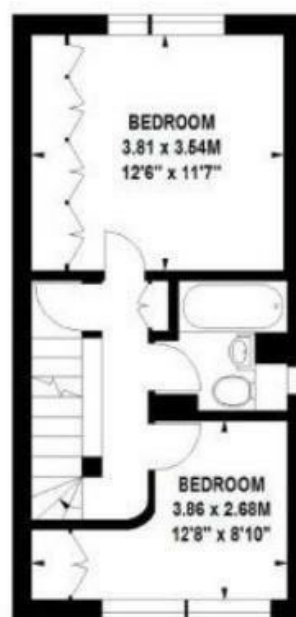
 Under 1.5m head height



Lower Ground Floor




Raised Ground Floor



Second Floor



Third Floor

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	