



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

**£1,495 Per Month**

Per Month

The property comprises a modern open plan kitchen/reception room with doors leading to a private roof terrace. This home also has the benefit of two bedrooms and two bathrooms. Upper Richmond Road is located just moments from all of Putney High Street's shops, bars, cafes and restaurants as well as Putney Mainline, East Putney tube station and other excellent transport links into the city.

Deposit Required £1725.00

Minimum Term: 12 months

Holding Deposit: £398.00

-  Two Bedrooms
-  Two Bathrooms
-  Open Plan Reception
-  Open Plan Kitchen
-  EPC Rating - D
-  East Putney Tube
-  Putney High School
-  PRIVATE ROOF TERRACE
-  Furnished
-  Council Tax Band C - £776 per annum



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

0208 785 4400



**First Floor**

## Upper Richmond Road

Approximate Gross Internal Area = 589 sq ft / 54.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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