



**JAMES
ANDERSON**



TO LET

Limpsfield Avenue, London, SW19

£2,700 Per Calendar

Per Calendar Month

Beautifully presented three bedroom terraced house to rent with front and rear garden. The property comprises a lovely bright reception room leading out to a well maintained rear garden, a newly fitted modern kitchen, three bedrooms, a separate study and two bathrooms.

Limpsfield Avenue is located on a quiet residential road close to Southfields District Line tube station and a charming high street with butchers, florists, a gym and some truly unique, restaurants and coffee shops.

-  Three Bedrooms + Study
-  Two Bathrooms
-  Large Reception Room
-  Modern Kitchen
-  EPC C / Council Tax D / Holding Deposit £623.07
-  Southfields Tube
-  Putney High
-  Private Garden
-  Work From Home Space
-  Minimum Term 12 Months / Deposit £3115.38



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

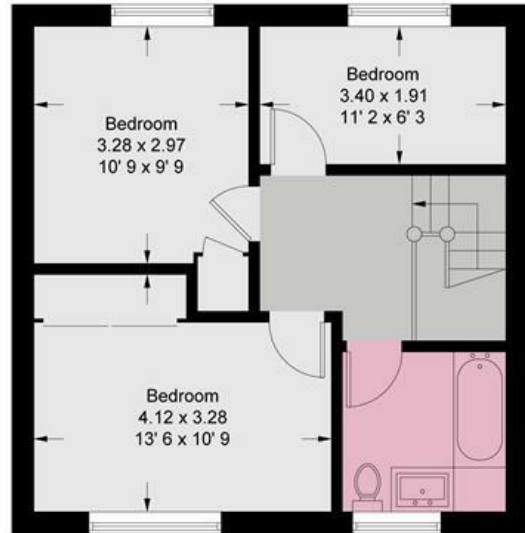
0208 785 4400

Limpsfield Avenue

Approximate Gross Internal Area = 947 sq ft / 88 sq m



**JAMES
ANDERSON**



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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

