



**JAMES  
ANDERSON**



# TO LET

Clarendon Drive, London, SW15

# £2,200 Per Month

Per Month

A beautifully presented two double bedroom flat located on the first and second floor of this impressive semi-detached Victorian house.

This property boasts a good size reception room and a separate dining room with lots of natural light, high ceilings and large windows. The kitchen is modern with plenty of storage space, separate W.C and a new modern bathroom. Finally leading to the second floor which provides two further double bedrooms.

The property is located on Clarendon Drive close to Charlwood Road and is therefore a very short walk to Putney Mainline Station, East Putney Tube Station, and the River Thames clipper service from Putney Pier.

Deposit Required £2596.15

Minimum Term: 12 months

Holding Deposit: £519.23



Two Double Bedrooms



Modern Bathroom



Two Reception Rooms



Modern Kitchen



EPC Rating - D



Putney Train Station



Hotham Primary



Central Putney



Split Level



Council Tax Band E - £1066 per annum

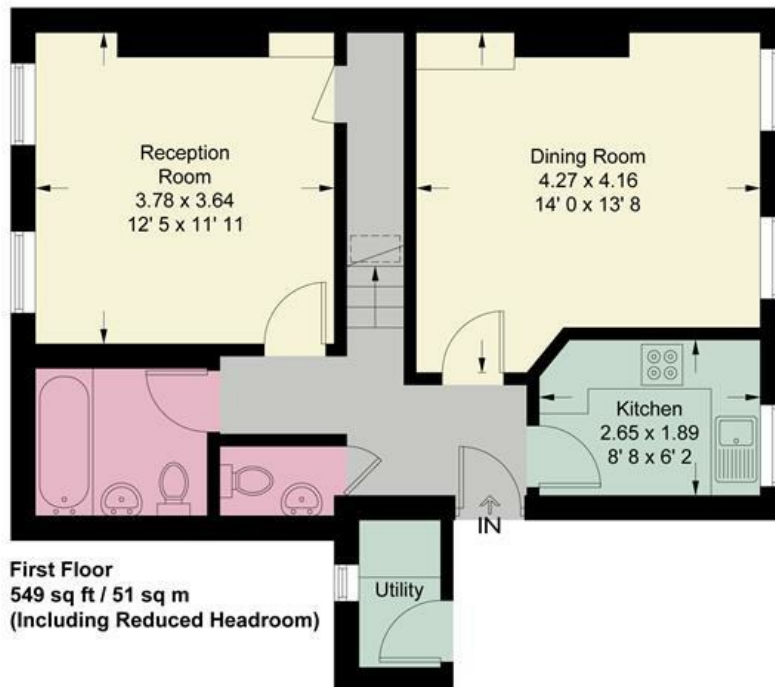
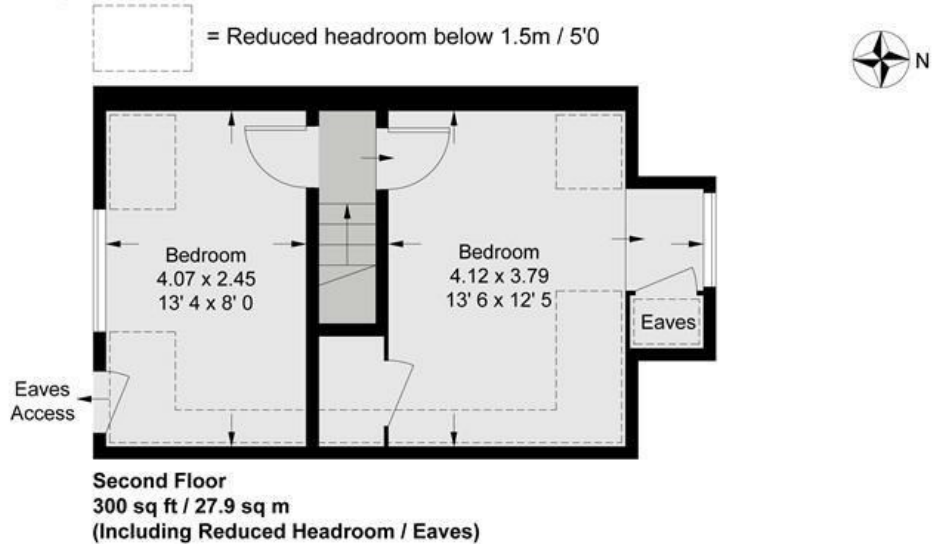


# Clarendon Drive

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 72 sq ft / 6.7 sq m  
 Utility = 19 sq ft / 1.8 sq m  
 Total = 868 sq ft / 80.7 sq m



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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) <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>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

