



**JAMES  
ANDERSON**



## TO LET






Wadham Road, Putney, SW15

## £2,500 Per Month

Per Month

Well presented three bedroom mid terraced house which is arranged over three floors and conveniently located for Putney town centre and the River Thames. Comprising through lounge/diner, fitted kitchen with door leading to private rear garden. To the first floor are two bedrooms and a modern bathroom with bath and a separate shower cubicle. The property further benefits from a large third bedroom in the converted loft space.


-  Three Bedrooms
-  One Bathroom
-  Large Reception Room
-  Modern Kitchen
-  EPC Rating - D


-  East Putney Tube
-  Brandlehow Primary
-  Close to Wandsworth Park
-  Unfurnished
-  Available July



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

0208 785 4400

| 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<br>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<br>2002/91/EC |  |

