



**JAMES  
ANDERSON**



## TO LET

Marsdene, Putney, SW15

## £2,600 Per Month

Per Month

The property comprises a large reception room, three very large double bedrooms, a modern kitchen breakfast room, and family bathroom. St Johns Avenue is perfectly located, offering easy access to both East Putney Tube Station, Putney mainline station and Putney High Street which has number of bars and restaurants. The River Thames and Wandsworth Park are also only a short walk away.

Deposit Required £3000  
Minimum Term: 12 months  
Holding Deposit: £600



Three Bedrooms



One Bathroom



One Reception Room



Kitchen / Breakfast Room



EPC Rating - C



East Putney Tube



Putney High School



Putney High Street



Furnished



Council Tax Band F - £1260 per annum

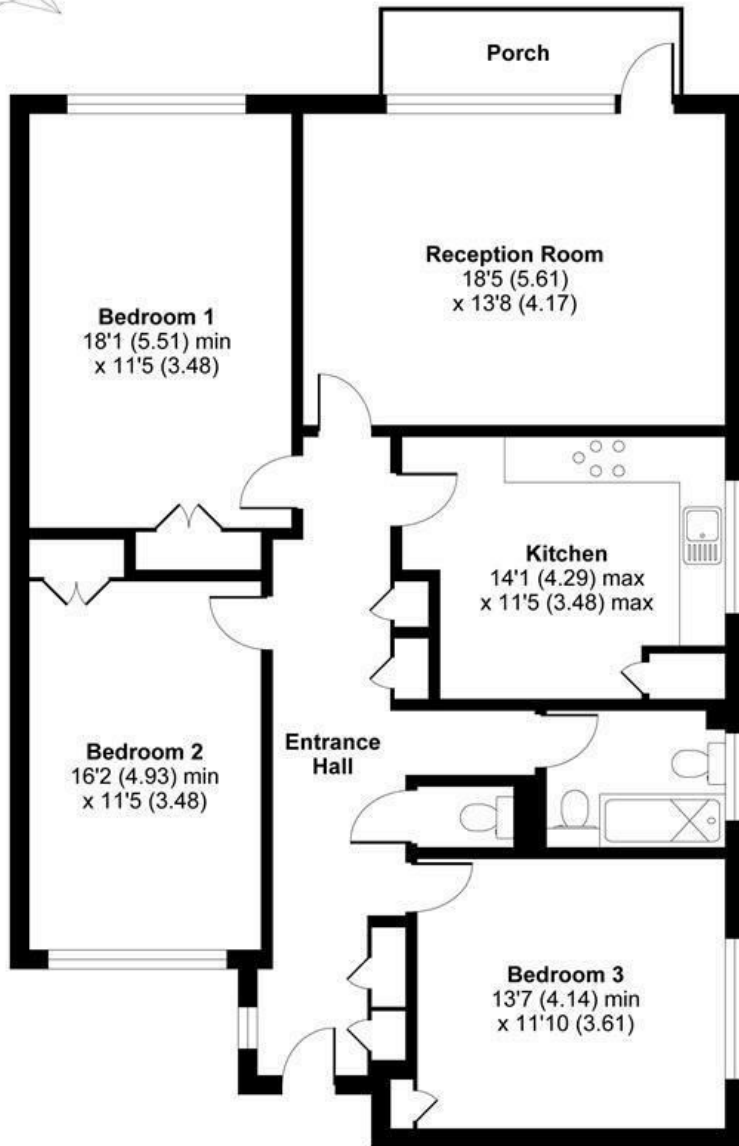


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# St. John's Avenue, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1264 SQ FT 117.4 SQ METRES



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

