



**JAMES
ANDERSON**



TO LET

35 Keswick Road, Putney, SW15

£1,750 Per Month

Per Month

A charming one double bedroom modern located within an exclusive gated development. The property is well presented throughout and is conveniently located for East Putney Tube station and Putney town centre. Comprising lounge and an open plan modern fitted kitchen, large double bedroom and modern family bathroom.



One Double Bedroom



Modern Family Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £403.84



East Putney Tube



Ashcroft



Communal Garden



Furnished



Minimum Term 12 Months / £2019.23



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

0208 785 4400



Keswick Road

Approximate Gross Internal Area = 392 sq ft / 36.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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