



**JAMES
ANDERSON**



TO LET

Scott Avenue, Putney, SW15

£1,850 Per Month

Per Month

A modern and well presented one bedroom apartment located in a highly sought after development in East Putney. The property is conveniently located for transport links and further benefits from landscaped communal gardens, residents parking (by separate negotiation), residents gymnasium and library. Comprising a spacious open plan living area with open plan fitted kitchen, double bedroom and modern bathroom. The property is conveniently located for transport links.



One Double Bedroom



Modern Bathroom



Bright Reception Room



Open Plan Kitchen



EPC Rating B / Council Tax D / Holding Deposit £426.92



East Putney Tube



Putney High



On Site Gym



On Site Library



Minimum Term 12 Months / £2134.61



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

0208 785 4400



First Floor

Gloucester House

Approximate Gross Internal Area = 504 sq ft / 46.8 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	84	85

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		

