



**JAMES
ANDERSON**



TO LET

Keswick Road, Putney, SW15

£1,200 Per Month

Per Month

A well presented top floor studio flat with a private balcony situated in a purpose built development very close to East Putney tube station. The flat comprises a larger than average studio room with excellent storage, a stunning fitted kitchen, modern bathroom followed by a small balcony with far reaching views. This would be an ideal property for a single professional.

Situated on Keswick Road which is a short distance from East Putney Station, the A3 and local shops and within easy reach of Putney High Street with its array of shops, bars and restaurants.

Deposit Required £1384

Minimum Term: 12 months

Holding Deposit: £276.80



Nice Bright Studio Room



Modern Bathroom



Private Balcony



Brand New Fitted Kitchen



EPC Rating - D



East Putney Tube



Ashcroft Technology



Communal Gardens



Furnished



Council Tax Band D - £679 per annum



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

0208 785 4400



Third Floor

Avon Court

Approximate Gross Internal Area = 356 sq ft / 33.1 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		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

