



**JAMES
ANDERSON**



TO LET

17 Gladwyn Road, London, SW15

£1,500 Per Month

Per Month

A well presented, first floor conversion flat situated in the heart of West Putney, just moments from the River Thames and within easy reach of Putney town centre and transport links. Comprising bright lounge/diner with feature fireplace, spacious fitted kitchen, double bedroom and bathroom with over bath shower.

Deposit Required £1730
Minimum Term: 12 months
Holding Deposit: £346

-  One Double Bedroom
-  Putney Train Station
-  Modern Bathroom
-  Hotham Primary
-  Large Bright Reception
-  Unfurnished
-  Modern Kitchen
-  River Thames
-  EPC Rating - C
-  Council Tax Band D - £873 per annum



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

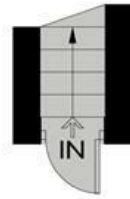
0208 785 4400

Gladwyn Road

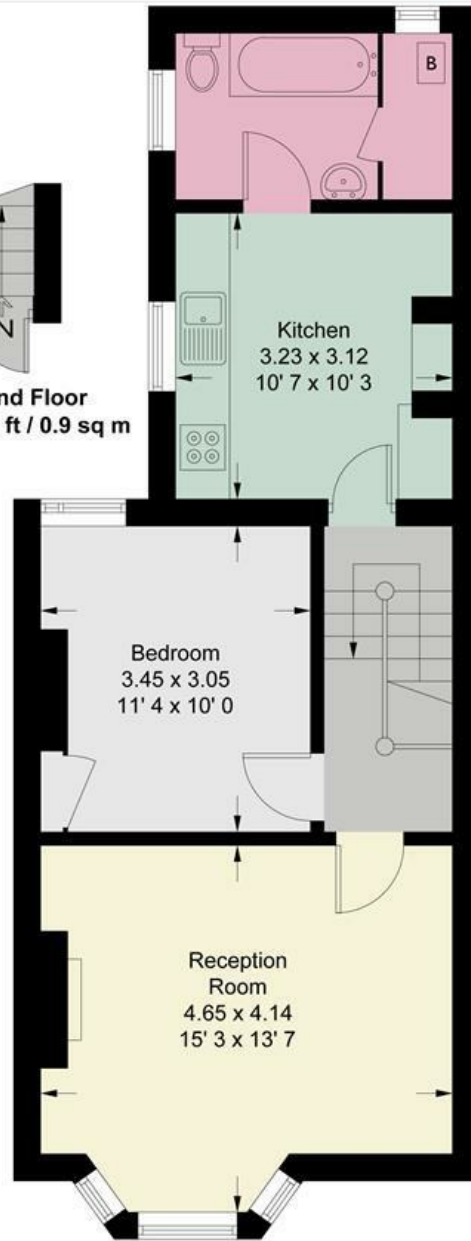
Approximate Gross Internal Area = 564 sq ft / 52.4 sq m



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Ground Floor
10 sq ft / 0.9 sq m



First Floor
554 sq ft / 51.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| 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 | 70 | 79 |

| 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 | | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

