



**JAMES  
ANDERSON**



## TO LET

Ashlone Road, London, SW15

## £3,100 Per Month

Per Month

A well presented three bedroom house with private garden located on a popular residential road in West Putney. The property comprises a large bright reception room with a separate conservatory leading out to a large rear garden, a modern kitchen, three bedrooms and a family bathroom.

Ashlone Road is located just off the Lower Richmond Road in the heart of West Putney with easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just 0.8 miles away. There are numerous local bus routes providing easy access into the City, West End. The Putney Thames Embankment is a short walk from this charming property.

Deposit Required £3576  
Minimum Term: 12 months  
Holding Deposit: £715.20



Three Bedrooms



One Bathroom



Large Reception Room



Modern Kitchen



EPC Rating E / Council Tax Band G / Holding Deposit £738.40



Putney Mainline



Oasis



Private Garden



Unfurnished



Council Tax Band G - £1454 per annum

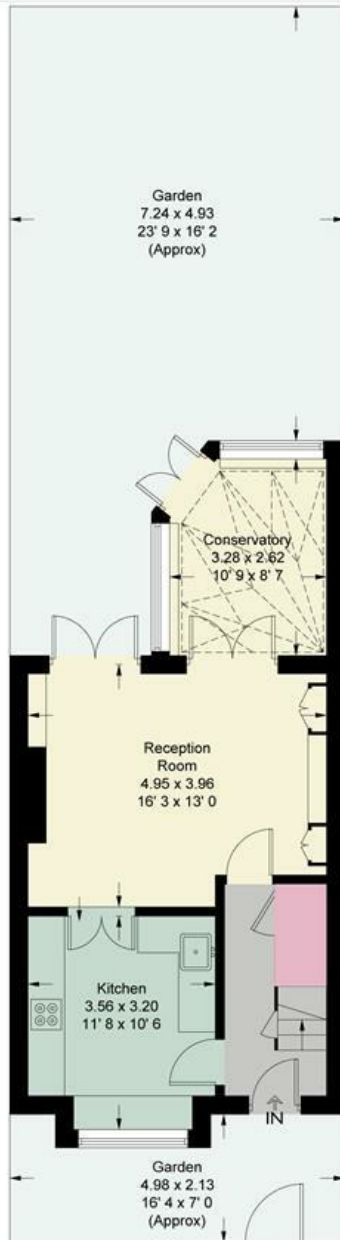


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

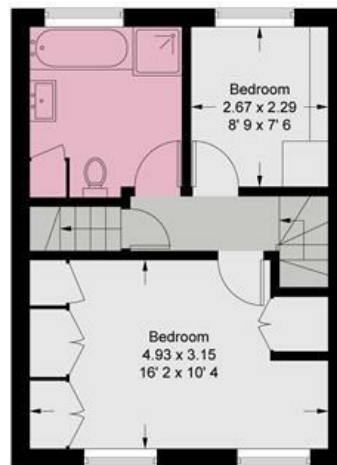
0208 785 4400

# Ashlone Road

Approximate Gross Internal Area = 1083 sq ft / 100.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 78 sq ft / 7.3 sq m  
 Total = 1161 sq ft / 107.8 sq m



= Reduced headroom below 1.5m / 5'0



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

