



**JAMES  
ANDERSON**



## TO LET

Woodborough Road, Putney, SW15

## £2,300 Per Month

Per Month

A light and spacious two double bedroom Edwardian second floor flat located on Woodborough Road, a highly prestigious road in West Putney . Very well presented throughout, the property offers 945 sq ft of accommodation with a spacious, modern kitchen/dining room, large living area retaining many original features, off-street parking space & communal garden.

The property is ideally located for Barnes & Putney stations providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.



Two Double Bedrooms



Reception / Dining Room



Family Bathroom



Modern Kitchen



EPC Rating E / Council Tax Band E / Holding Deposit £530.76



Putney Train Station



Putney High



West Putney



Unfurnished



Holding Deposit £2653.84 / 12 Month Minimum Term

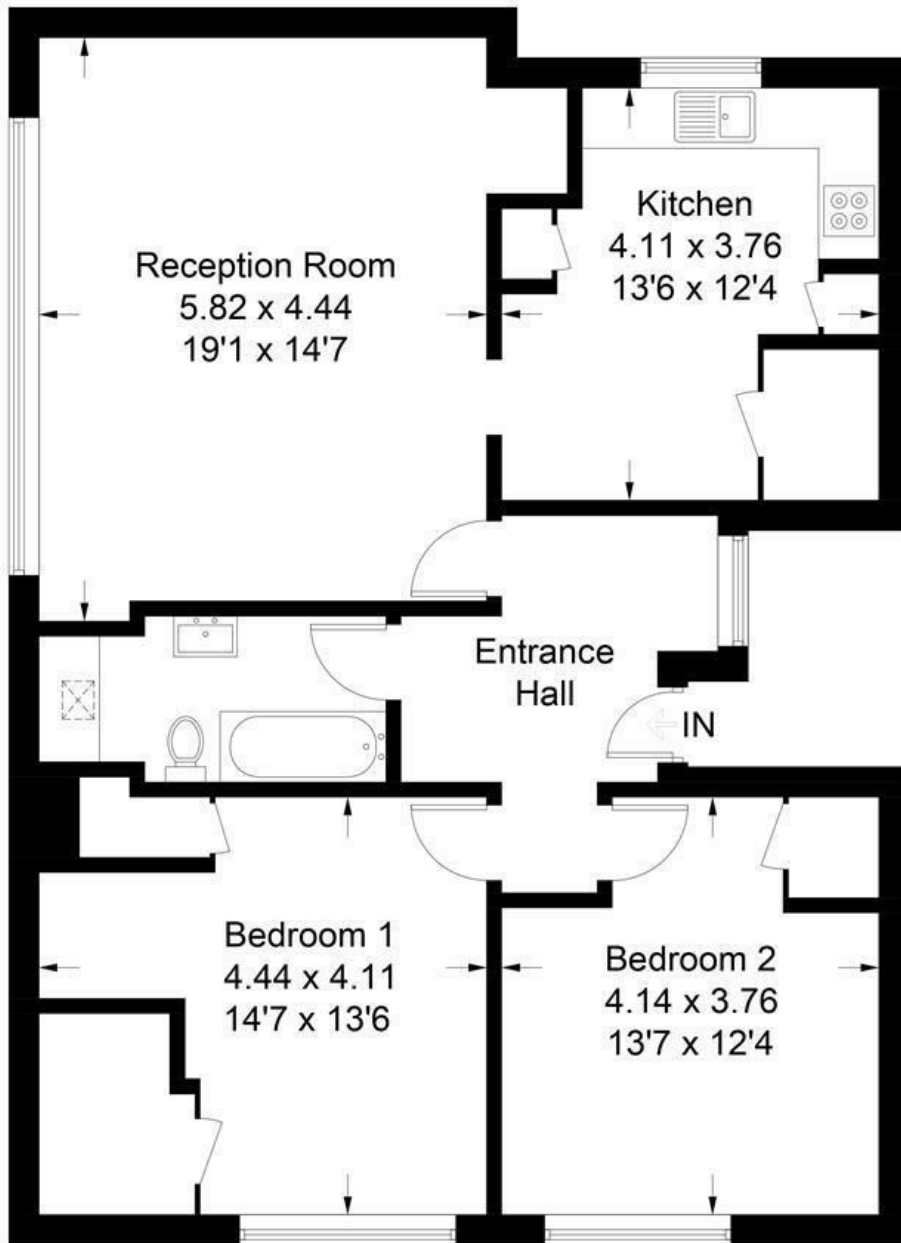


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Woodborough Road, SW15

Approximate Gross Internal Area Total = 90.3 sq m / 972 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID402181)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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