



JAMES  
ANDERSON



## TO LET

Hayward Gardens, Putney, SW15

**£1,995 Per Month**

Per Month

This welcoming and cheerful home offers two double bedrooms with built in wardrobes, a modern bathroom and smart fitted kitchen. The reception room offers lots of natural light and a balcony that overlooks the leafy Putney Heath. In addition to these great features the apartment also boasts a perfect work from home space making this home a very attractive option for any Tenant. Transport, shopping and schools are all close by.



Two Double Bedrooms



Modern Bathroom



Bright Reception



Good Size Kitchen



EPC E / Council Tax B / Holding Deposit £460.38



Putney Train Station



Putney High School



Balcony Overlooking Heath



Close to Parks

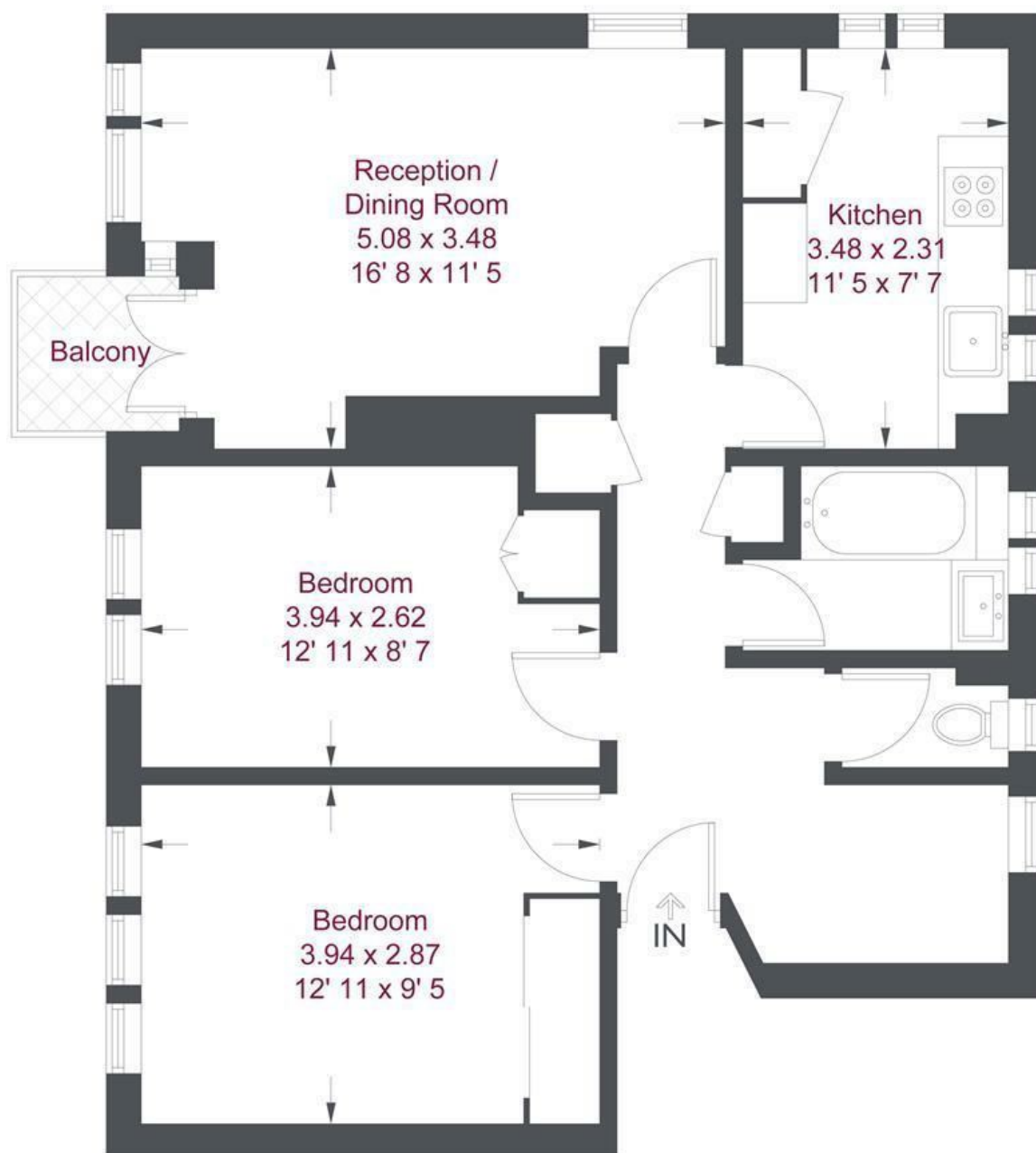


Deposit £2301.92



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

**0208 785 4400**



## Second Floor

### Hayward Gardens

Approximate Gross Internal Area = 687 sq ft / 63.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements are approximate and should be used as a guide only. Measurements are taken in accordance with the Royal Institution of Chartered Surveyors (RICS) standards.

#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (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>                            | 53                         | 82        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

