



**JAMES  
ANDERSON**



## TO LET

1 Montserrat Road, Putney, SW15

**£1,795 Per Month**

Per Month

An exceptionally well presented two double bedroom split level conversion flat boasting attractive living space and two bathrooms. The property comprises a wonderful open-plan living space which incorporates a modern kitchen with integrated appliances, a light and airy master bedroom with built in storage and a fantastic en-suite shower room, second double bedroom and a stylish family bathroom. Montserrat Road is moments from the scenic banks of the River Thames and the exceptional range of shops, bars and restaurants on Putney High Street. Nearby transport links include Putney, Putney Bridge and East Putney stations.

DISCLAIMER: Please note this property is owned by the Owners of James Anderson Estate Agents. In order to avoid any conflict of interest this notice is included in the details to ensure that prospective tenants are aware of this in order to make an informed decision about the property.



Two Double Bedrooms



Two Bathrooms



Bright Reception



Modern Open Plan Kitchen



EPC Rating - B



Putney Train Station



Hurlingham School



Close to High Street



Juliet Balcony




Unfurnished



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

0208 785 4400

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 CO<sub>2</sub> emissions</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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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