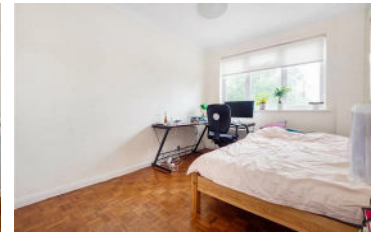




**JAMES  
ANDERSON**



## TO LET

Somerset Lodge, London, SW15

## £1,900 Per Month

Per Month

A wonderful two double bedroomed apartment offering well presented living space set within a sought after development off Upper Richmond Road.

Somerset Lodge is located on the second floor and comprises a large reception room with parque flooring, modern kitchen, two good-sized bedrooms and nutrual bathroom. This property measures 890 Sq Ft and also benefits from a private garage.

The property is situated within easy reach of a range of amenities, with a further selection of shops, bars and restaurants close by on Putney High Street. Transport links include Putney (National Rail) and East Putney (District Line) stations

EPC rating - D

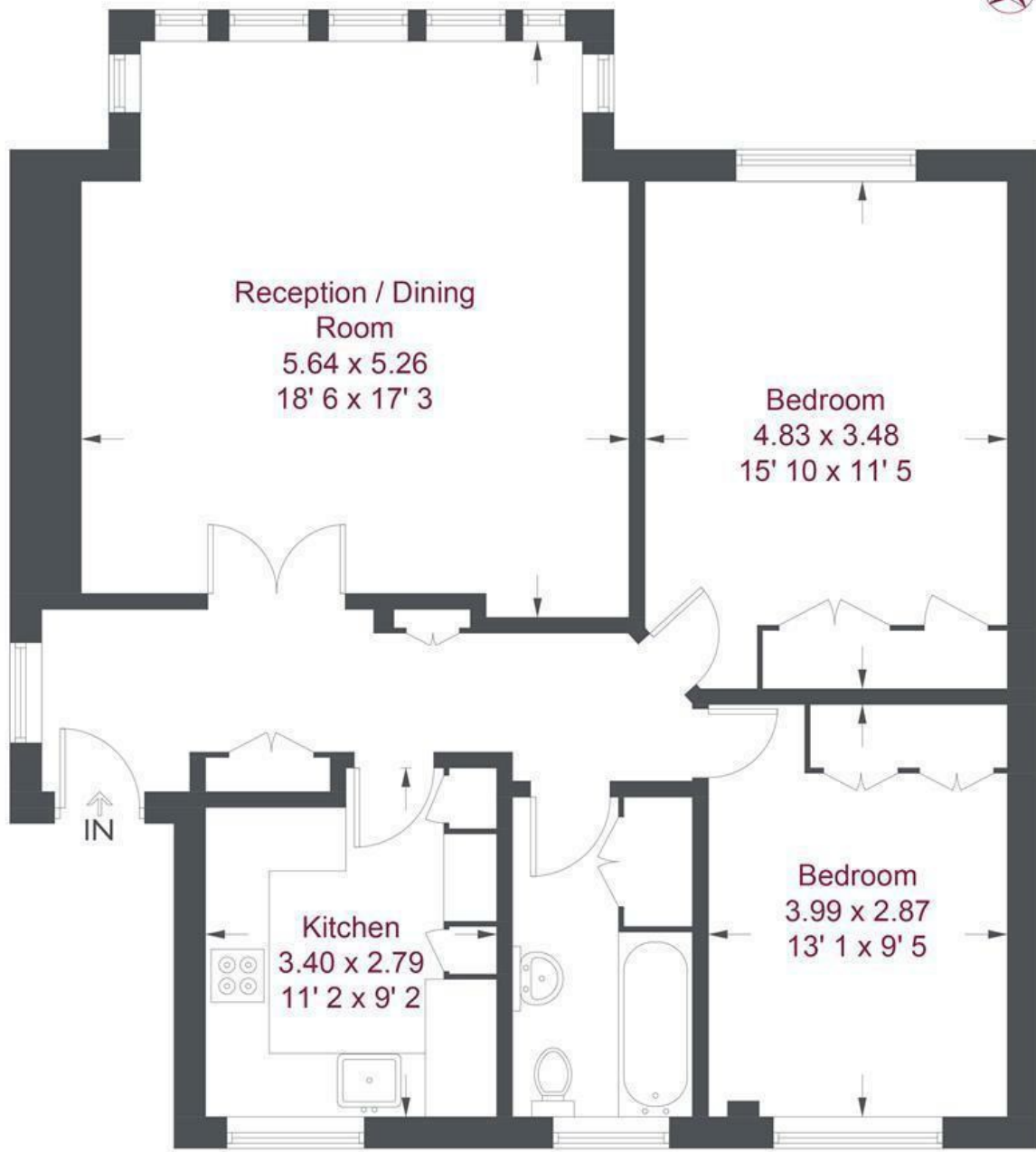
Council tax band - E

-  Two double Bedrooms
-  Family Bathroom
-  Large Reception Room
-  Good Sized Kitchen
-  EPC Rating D / Council Tax Band E / Holding Deposit £438.46
-  Putney Train Station
-  Falcon Girls School
-  Great Location
-  Furnished
-  Available September



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

0208 785 4400



**Second Floor**

**Somerset Lodge**

Approximate Gross Internal Area = 890 sq ft / 82.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

