



**JAMES
ANDERSON**



TO LET

£2,200

Scott Avenue, London, SW15

A spacious two bedroom apartment in the wonderful Grade II listed Gilbert Scott Building.

The apartment features a large open plan reception and kitchen, two good sized bedrooms with built-in wardrobes and lift access in a secure development. Situated in a quiet location between Southfields and Putney this flat offers excellent access to great transport links as well as numerous shops and eateries. The Gilbert Scott Development is set within well manicured grounds and offers both a communal library, gym and secure underground parking. The flat itself is set in the original building and therefore has amazing proportions and large windows with great natural light. A wide welcoming hallways leads to an open plan kitchen dining/living room with space to dine. Both bedrooms are spacious doubles with fitted wardrobes.

The property lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) further away on Putney High Street. There are also various local bus routes.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Deposit £2538



EPC G / Council Tax Band F / Holding Deposit £507.69



Southfields Tube



Underground Parking



Available October



Unfurnished

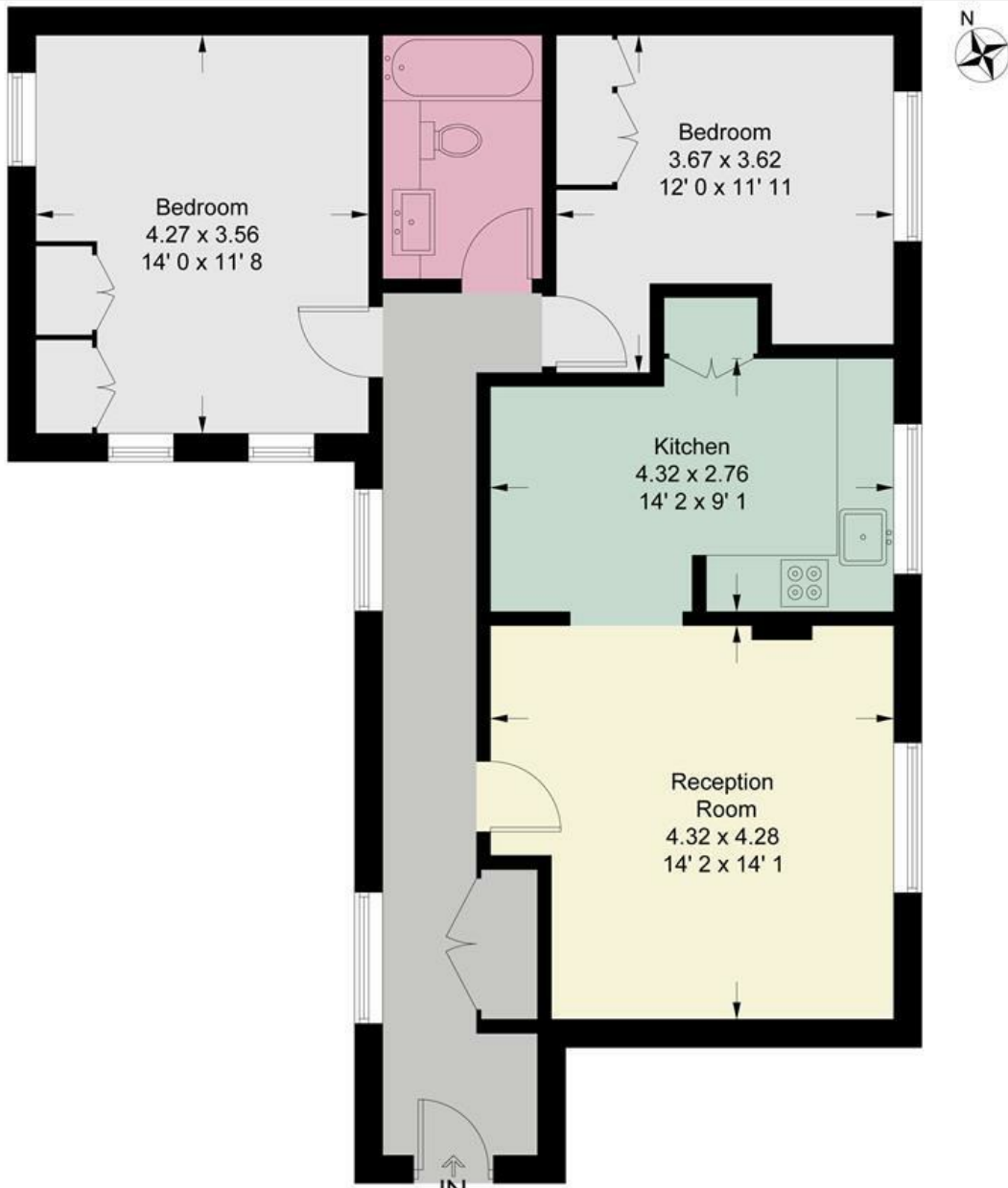


On Site Gym



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

0208 785 4400



Third Floor

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

