



**JAMES
ANDERSON**



TO LET

Montserrat Road, Putney, SW15

£2,495 Per Month

Per Month

A spacious two bedroom Edwardian garden flat located on Montserrat Road, a highly desirable location in central Putney. This charming property provides light and spacious accommodation throughout. Many original features have been retained, two bedrooms, modern bathroom and a large garden with rear access.

Conveniently located in the heart of Putney, close to the shopping and transport facilities of Putney High Street. East Putney underground station and Putney mainline station are both a short walk away, and there are bus stops close by with great bus links to Wandsworth, Clapham and Fulham. The property is situated close to Brandlehow Primary School rated 'Outstanding' by Ofsted and is also ideally placed for access to Wandsworth Park and the River Thames.



Two Double Bedrooms



Modern Bathroom



One Reception Room



Kitchen / Breakfast Room



EPC D / Council Tax D / Holding Deposit £575.69



Putney Train Station



Brandlehow Primary



Private Rear Garden



Wandsworth Park



Minimum Term 12 Months / £2878.84



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

0208 785 4400



Montserrat Road

Approximate Gross Internal Area = 879 sq ft / 81.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

