



JAMES
ANDERSON



TO LET

14 Cambalt Road, Putney, SW15

£1,450 Per Month

Per Month

A beautiful one bedroom apartment on Cambalt Road. The property benefits from a large double bedroom, very spacious lounge with lots of natural light, modern kitchen and bathroom with shower cubicle. The property also benefits from a rear communal garden. Cambalt Road is a wide, peaceful and popular road in East Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is a short walk Putney mainline station and tube, with direct links to Clapham Junction and Waterloo. The A3 is also easily accessible.



One Double Bedroom



Modern Shower Room



Large Reception



Modern Kitchen



EPC Rating E / Council Tax Band D / Holding Deposit £372.78



Putney Train Station



Putney High School



Putney High Street



Unfurnished



Deposit £1615.38

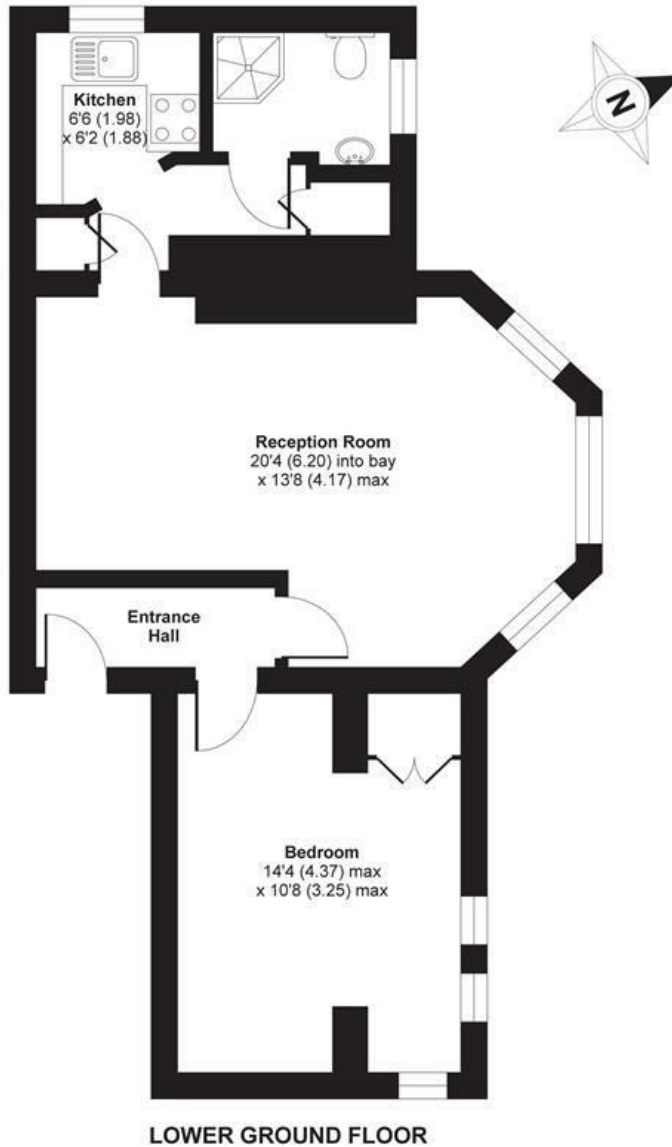


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Cambalt Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 564 SQ FT 52.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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 | |

