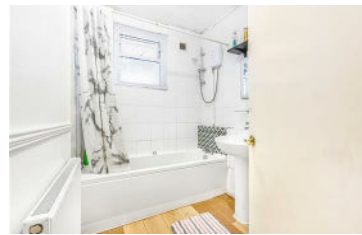




**JAMES  
ANDERSON**



# TO LET

Sylva Court, Putney, SW15

# £1,395 Per Month

Per Month

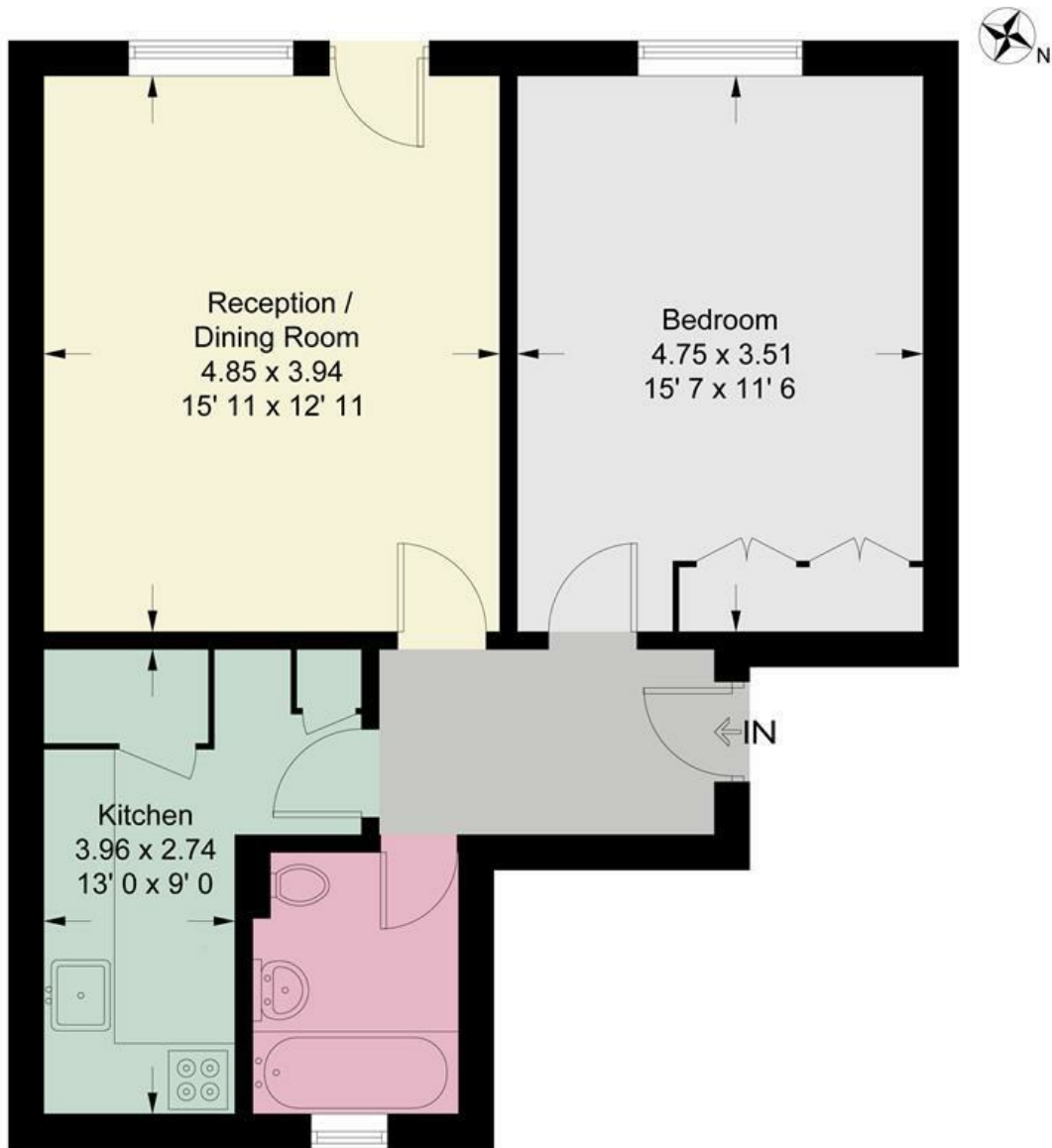
Set in a fantastic location, this superb one bedroom flat boasts well presented living space and communal gardens. The property comprises generous reception room with door leading to communal gardens, fitted kitchen, spacious double bedroom with built in storage and bathroom with over bath shower. Putney Hill is a sought-after area located close to a wide range of shops, bars and restaurants in Putney town centre and close to the green spaces of Putney Heath. Transport links include Putney and East Putney stations.

-  One Double Bedroom
-  One Bathroom
-  Large Reception Room
-  Modern Fitted Kitchen
-  EPC Rating C / Council Tax Band C / Holding Deposit £321.86
-  Putney Train Station
-  Putney High
-  Ground floor
-  Available December
-  Deposit - £1609.31



# Sylva Court

Approximate Gross Internal Area = 597 sq ft / 55.5 sq m



**Ground 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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

