



TO LET

Skelgill Road, Putney, SW15

£2,000 Per Month

Per Month

Located close to both the River Thames and Putney High Street this two bedroom ground floor garden flat is perfect for a professional couple. The property comprises a large open plan kitchen / diner / lounge, private rear garden, two double bedrooms and a family bathroom. A short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames is moments away.



Two Double Bedrooms



One Bathroom



Open Plan Reception with Private Rear Garden



Modern Kitchen



EPC Rating - E / Council tax band D / Holding Deposit £461.53



East Putney Tube



Brandlehow Primary



Close to River Thames



Unfurnished



Minimum Term 12 Months / Deposit - £2307.69





Skelgil Road

Approximate Gross Internal Area = 646 sq ft / 60 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 729 sq ft / 67.7 sq m

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
<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	

