



**JAMES
ANDERSON**



TO LET

Putney Bridge Road, London, SW15

£3,500 Per Month

Per Month

Stunning three double bedroom split level flat to rent with private rear garden. The property comprises three double bedrooms plus a separate office, two bathrooms and a lovely open plan kitchen dining room.

Putney Bridge Road is 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.



Three Double Bedrooms



Two Bathrooms



Large Reception Room



Kitchen / Dining Room



EPC - C / Council Tax Band C / Holding Deposit £807.69



East Putney Tube



Brandlehow Primary



River Thames



Private Garden



Minimum Term 12 Months / Deposit - £4038.46



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

0208 785 4400

Putney Bridge Road

Approximate Gross Internal Area = 1429 sq ft / 132.8 sq m
(Excluding Shed)



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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	78	78

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		

