



**JAMES  
ANDERSON**



## TO LET

**£2,400**

Kersfield Road, London, SW15

A very well presented, three double bedroom, split level flat over the ground and first floors in the desirable Heath Royal on Kersfield Road. The ground floor offers a very spacious reception room with a modern open plan kitchen. Upstairs comprises three bedrooms (one with an en-suite) and a family bathroom. The property also benefits from its own garage.

Located on a residential road within easy reach of both Putney and East Putney stations and the shops, restaurants and bars which make Putney such a popular location and close to the green spaces of Putney Heath.



Three Bedrooms



Two Bathrooms



Large Bright Reception



Modern Kitchen



EPC D / Council Tax Band B / Holding Deposit £553.84



Putney Train Station



Putney High



Communal Garden



Garage



Minimum 12 Month Term / Deposit - £2769.23



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

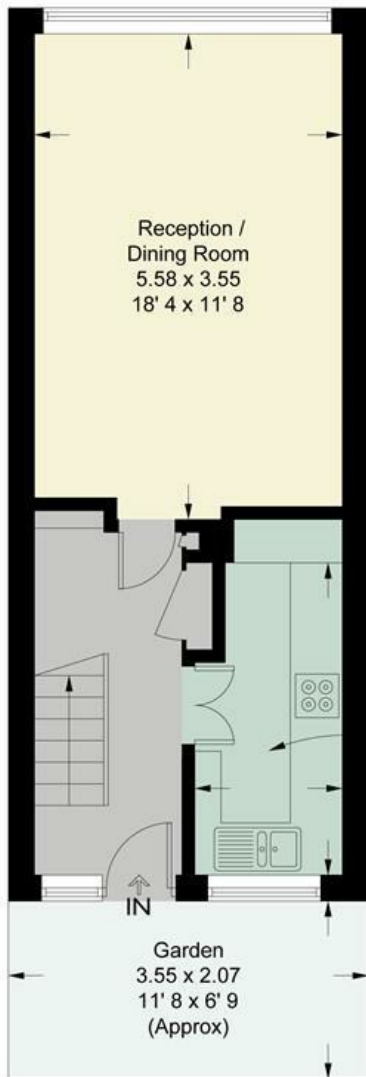
**0208 785 4400**

# Heath Royal

Approximate Gross Internal Area = 855 sq ft / 79.4 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 861 sq ft / 80 sq m



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
372 sq ft / 34.6 sq m



**First Floor**  
489 sq ft / 45.4 sq m  
(Including Reduced Headroom)

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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

