



**JAMES
ANDERSON**



TO LET

£1,400

Putney Hill, London, SW15

A delightful ground floor studio apartment in central Putney. The flat comprises a lovely large and bright studio room which overlooks the stunning communal gardens. There is a separate modern kitchen and a modern bathroom. Situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wandsworth Common and the River Thames are also within a 10 minute walk.



Large Studio Room



Separate Bathroom



Great Location



Separate Kitchen



EPC E / Council Tax Band C / Holdind Deposit £323.07



Putney Train Station



Putney High



Communal Garden



Part Furnished



Minimum Term 12 months / Deposit £1615.38



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

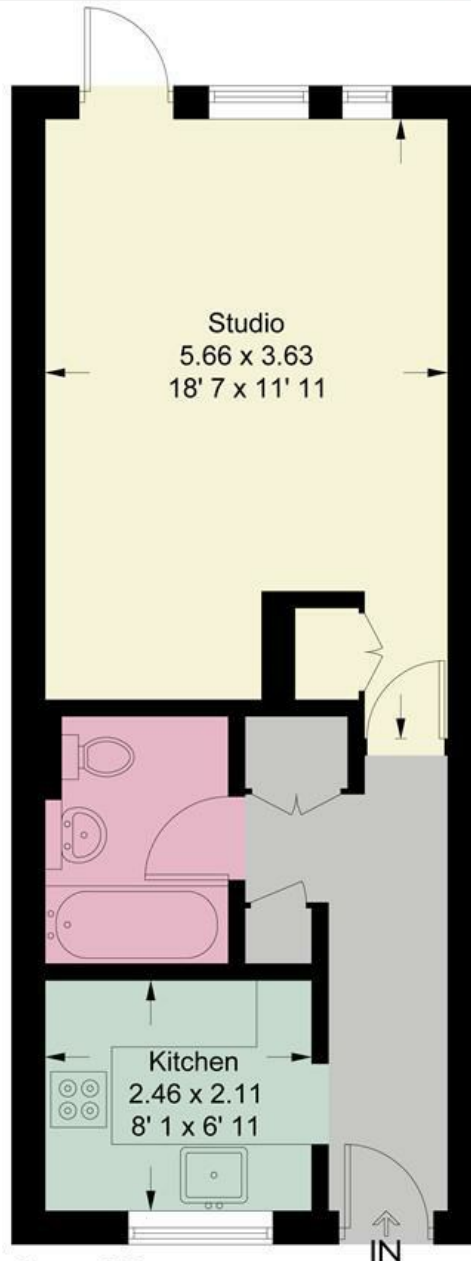
0208 785 4400

Hill Court

Approximate Gross Internal Area = 398 sq ft / 37 sq m



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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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		

