



**JAMES
ANDERSON**



TO LET

Bendemeer Road, Putney, SW15

£2,800 Per Month

Per Month

A beautifully presented two bedroom Victorian garden flat located on Bendemeer Road, a prime river road location in West Putney.

The current owners have tastefully renovated throughout to create a fantastic open plan kitchen/living room. The kitchen is fully fitted with integrated appliances with space to dine. A bright and spacious living area leads to a stunning landscaped garden with a gate providing rear access to Spring passage which leads directly to the river Thames. The primary bedroom has fitted wardrobes and a feature bay window, fitted shutters with a nice aspect along Bendemeer Road. The second bedroom is used as a spare room and study, this also has ample storage along with an under stairs cupboard in the hallway. A truly stunning example, viewings are highly recommended.

Bendemeer road is a prime river road superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants, cafes and bars. Very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.



Two Bedrooms



Modern Shower Room



Large Open Plan Reception Room



Beautiful Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit / Holding Deposit
£646.15



Excellent Transport Links



Outstanding Local Schools



Prime River Road, Rear Access



Private Garden



Minimum Term 12 months / Deposit £3230.76



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

0208 785 4400

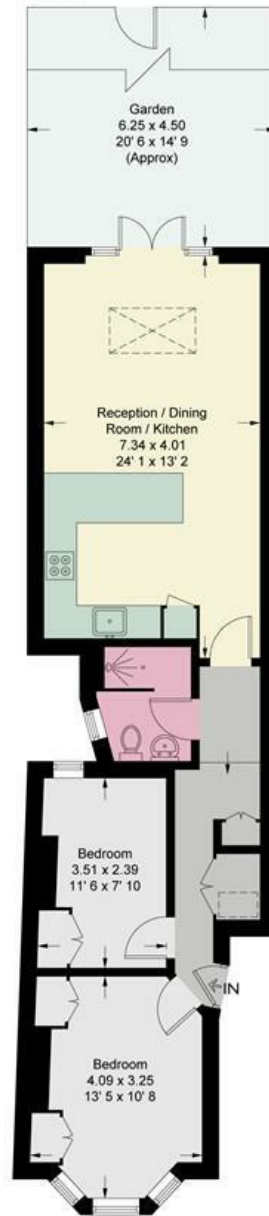
Bendemeer Road

Approximate Gross Internal Area = 657 sq ft / 61 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 3 sq ft / 0.3 sq m
 Total = 660 sq ft / 61.3 sq m



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= Reduced headroom below 1.5m / 5'0"



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			
(81-91) 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	71	76

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		

