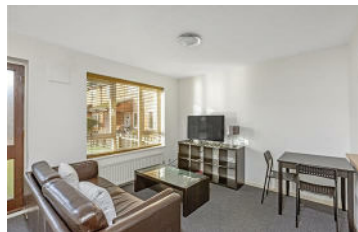




JAMES  
ANDERSON



## TO LET

Friars Avenue, Putney, SW15

## £1,500 Per Month

Per Month

Well presented end of terrace one bedroom house to rent, offering easy access to the A3. The property comprises a good sized double bedroom, reception room, modern kitchen and bathroom. The property also benefits from having a private garden and allocated parking. The property is situated on Friars Avenue which offers excellent access to the A3 and buses to Kingston, Putney and Wimbledon centres.



One Double Bedroom



One Bathroom



Good Sized Reception



Modern Kitchen



EPC Rating D / Council Tax Band C / Holding Deposit £346.15



Putney Station



Roehampton University



Private Garden



Allocated Parking




Minimum Tenancy Term - 12 Months - Full Deposit Amount £1846.15

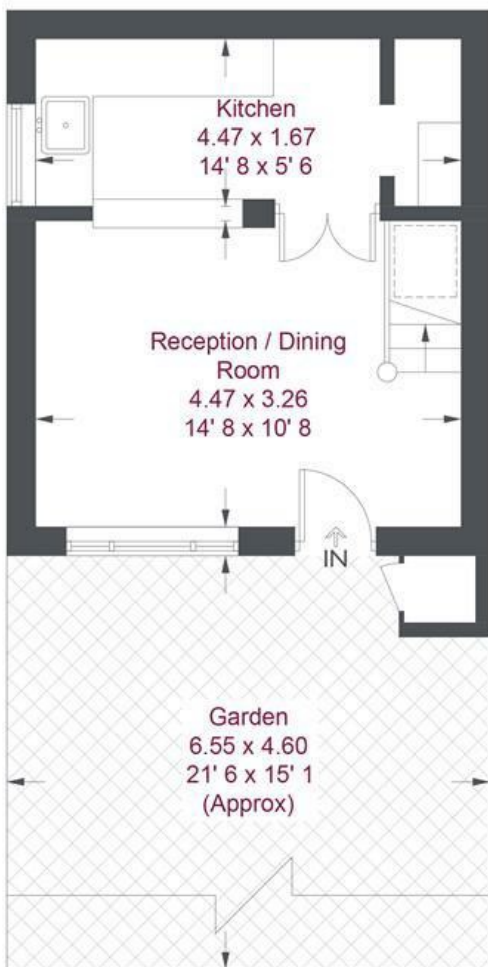


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
253 sq ft / 23.5 sq m  
(Including Reduced Headroom)




**First Floor**  
252 sq ft / 23.4 sq m

### Friars Avenue

Approximate Gross Internal Area = 498 sq ft / 46.2 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 505 sq ft / 46.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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