



**JAMES
ANDERSON**



TO LET

Griffin Gate, Putney, SW15

£1,495 Per Month

Per Month

Ideally situated for amenities in Putney, this fantastic one bedroom purpose built flat located in a private gated development boasts well presented accommodation, with stunning open plan reception with superb integrated kitchen, one double bedroom with built in storage and stylish shower room.

There are communal gardens and a large communal roof terrace with panoramic views across central London. The apartment has its own allocated car parking space within the courtyard of this sought after gated community.

Griffin Gate is superbly situated on the Lower Richmond Road where there is a choice of excellent restaurants and bars, 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 stops outside the entrance to the Griffin Gate development, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.



One Double Bedroom



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating D / Council Tax Band D / Holding Deposit £345



Putney Train Station



Hotham Primary



River Thames



Furnished



Minimum Term 12 months / Deposit

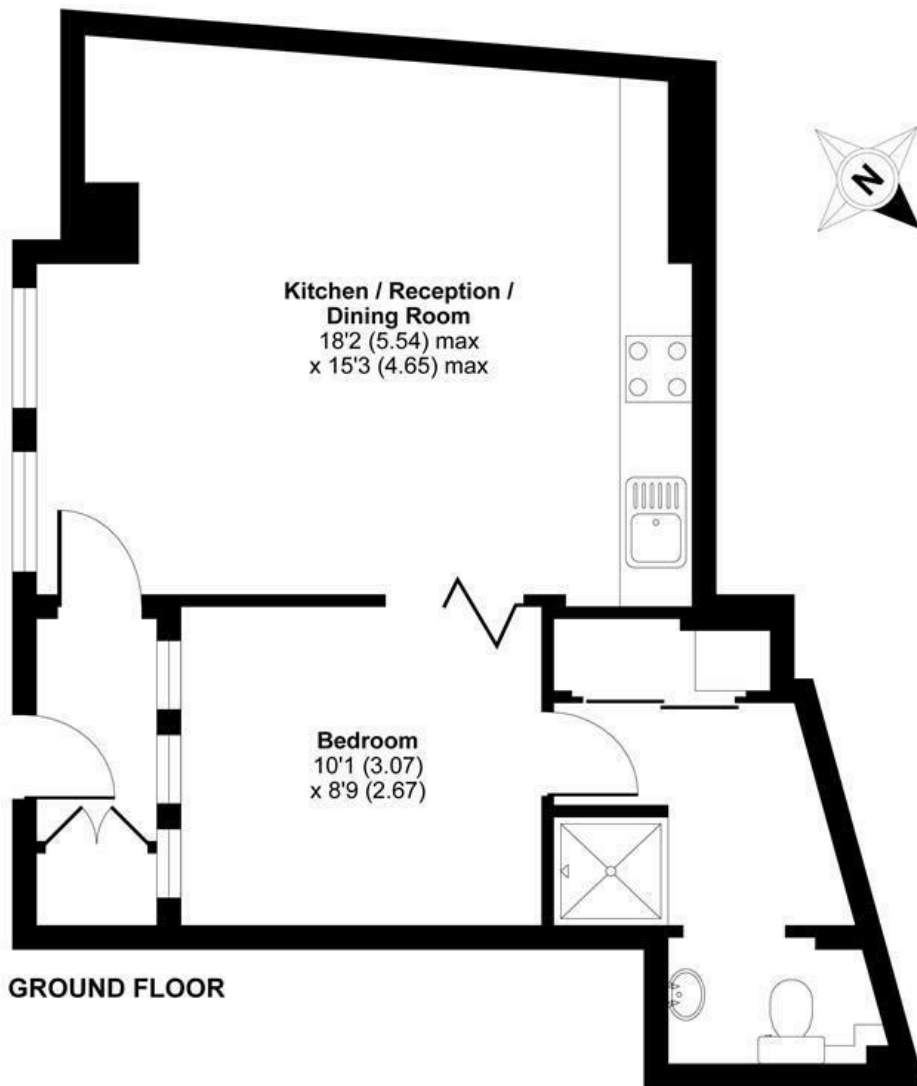


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Lower Richmond Road, Putney, SW15

APPROX. GROSS INTERNAL FLOOR AREA 516 SQ FT 48 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	

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	

