



**JAMES
ANDERSON**



TO LET

Whitefield Close, Putney, SW15

£1,800 Per Month

Per Month

New to the market, a 720 Sq ft second-floor purpose built two-bedroom flat located in Maple Lodge, Whitefield Close, Putney. This light and spacious property is very well proportioned, the accommodation comprises parquet flooring throughout, gas central heating, large double-glazed windows, excellent storage and a private balcony overlooking communal grounds. Both bedrooms are double rooms with pleasant views towards the city with built-in wardrobes. The living room is a great size room with space to dine, the kitchen and bathroom have been recently replaced, a lovely modern finish. Additional benefits are as follows, private car parking space within a car port and communal, beautifully maintained gardens.

This property is very well located and only a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Double Bedrooms



One Modern Bathroom



Large Reception Room



Modern Kitchen



EPC Rating D, Council Tax Band D



Excellent Proximity to East Putney Tube Station



Excellent Local Schools



Well Maintained Building and Grounds



Balcony, Private Car Port

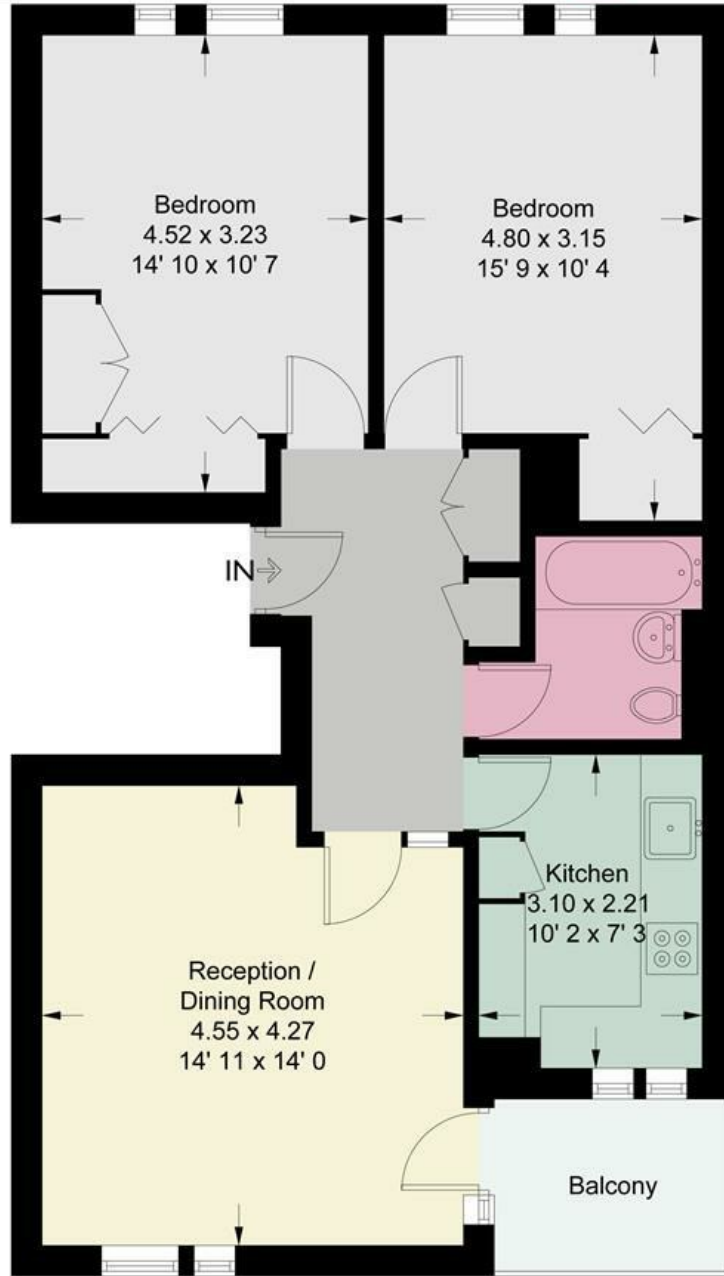


No Onward Chain



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

0208 785 4400



Second 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	60	74

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		

