



**JAMES  
ANDERSON**



## TO LET

364 Upper Richmond Road, Putney, SW15

## £1,695 Per Month

Per Month

HEATING INCLUDED IN RENT. A beautifully presented one bedroom apartment located on the second floor within the highly desirable Ormonde Court just moments from all of Putney High Street's shops, bars, cafes and restaurants as well as Putney Mainline and other excellent transport links into the city.

The property comprises a large, bright reception / dining room, good sized double bedroom, modern kitchen and family bathroom. There is also direct access out to the beautifully maintained communal gardens.



One Double Bedroom



Modern Bathroom



Kitchen / Dining Room



Modern Kitchen



EPC D / Council Tax Band C / Holding Deposit £391.15



Putney Train Station



Putney High



Heating Included in Rent



Furnished



Minimum Term 12 Months / Deposit £1955.69



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

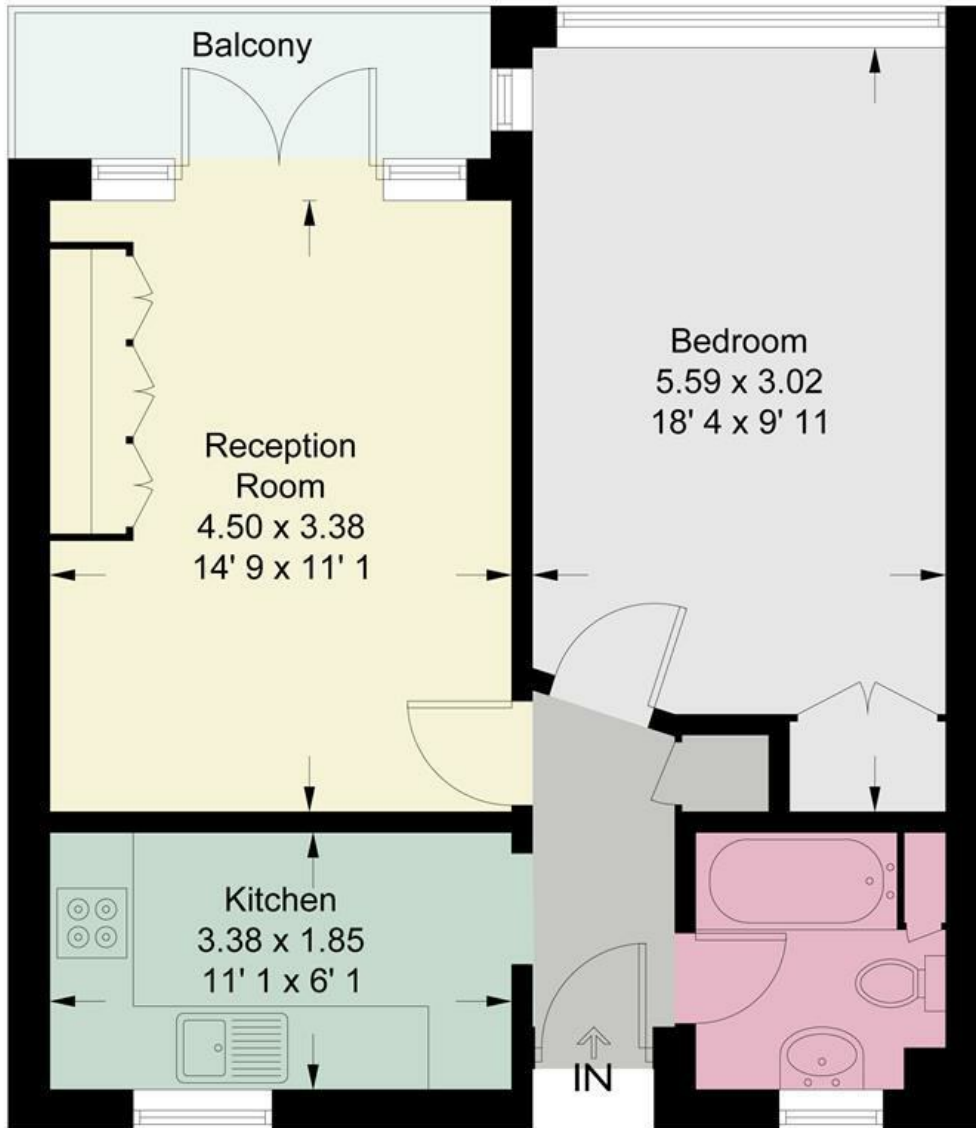
0208 785 4400

# Ormonde Court

Approximate Gross Internal Area = 492 sq ft / 45.7 sq m



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## 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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		<b>67</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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