JAMES ANDERSON











TO LET

£2,500 Per Month

1 Dryburgh Road, Putney, SW15

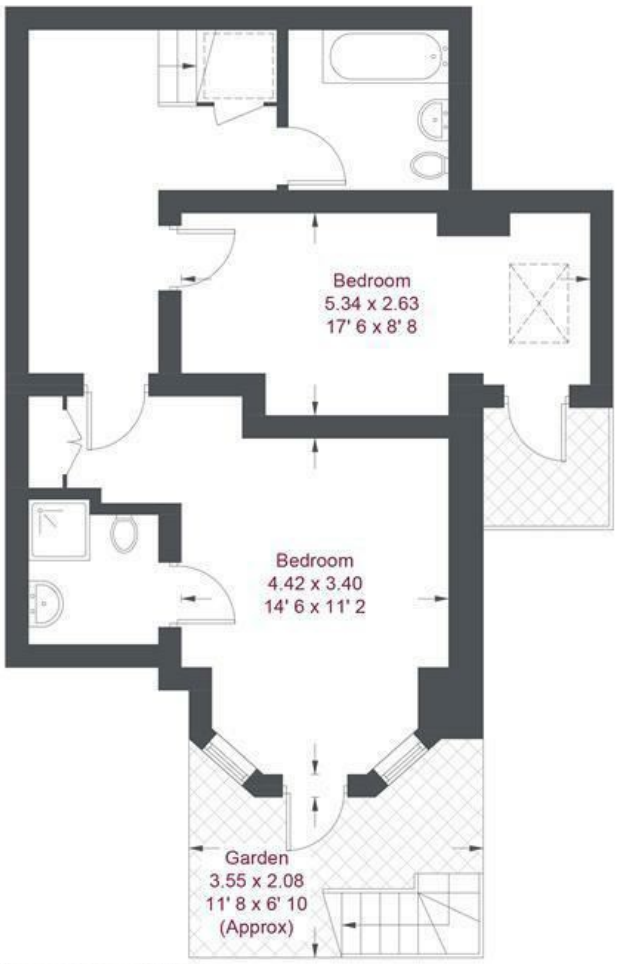
Per Month

The ground floor of the property comprises lounge with feature fireplace, modern fitted kitchen, and w/c. The lower ground floor offers a large primary bedroom with an ensuite shower room, a second double bedroom leading onto a private patio area, and a further bathroom with shower over bath.

Further benefits include residents parking and communal garden. Dryburgh Road is located within easy reach of Putney Train station and town centre and the property further benefits from one residents parking space.

- Two Double Bedrooms
- Two Bathrooms
- One Reception Room
- Modern Fitted Kitchen
- EPC D / Council Tax Band F / Holding Deposit £576.92
- Putney Train Station
- Hotham Primary
- Putney Common
- Off Street Parking
- Deposit £2884.61

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor
590 sq ft / 54.8 sq m
(Including Reduced Headroom)



Raised Ground Floor
381 sq ft / 35.4 sq m

Dryburgh Court

Approximate Gross Internal Area = 963 sq ft / 89.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.8 sq m
Total = 971 sq ft / 90.2 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

