



JAMES
ANDERSON



TO LET

1 Dryburgh Road, Putney, SW15

£2,500 Per Month

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

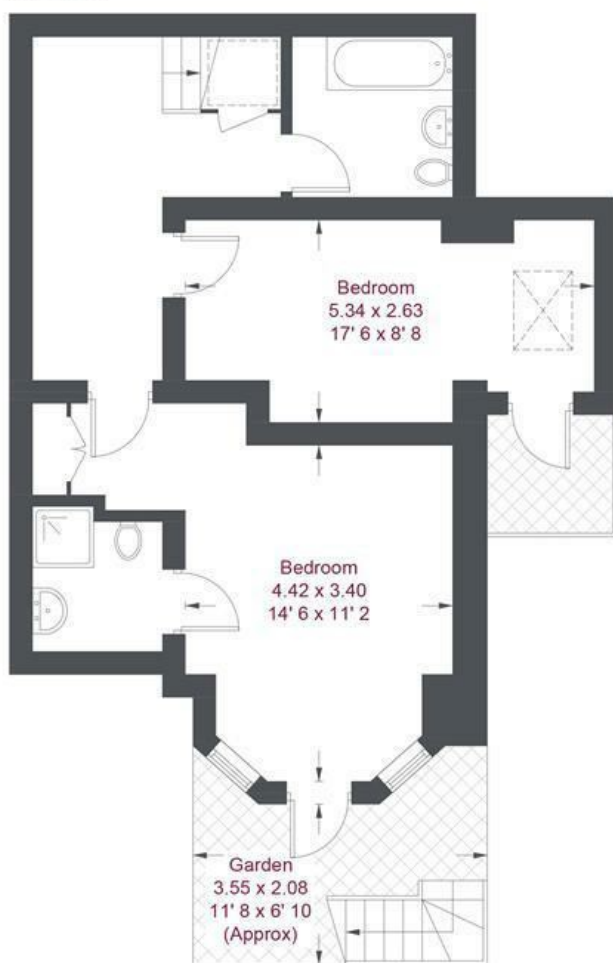


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



 = 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 are approximate and should be used as a guide only. Measurements were taken in accordance with the Royal Institution of Chartered Surveyors (RICS) Surveying in Practice

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

