



**JAMES  
ANDERSON**



## TO LET

1 Dryburgh Road, Putney, SW15

## £2,200 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 £507.69



Putney Train Station



Hotham Primary



Putney Common



Off Street Parking




Minimum Term 12 months / Deposit £2538.46



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 and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>62</b>	<b>64</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

