



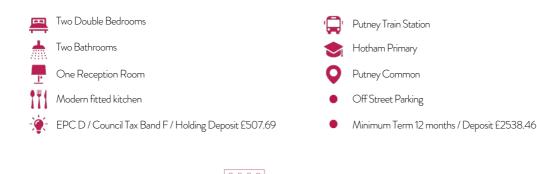
# 

## £2,200 Per Month

#### 1 Dryburgh Road, Putney, SW15

#### Per Month

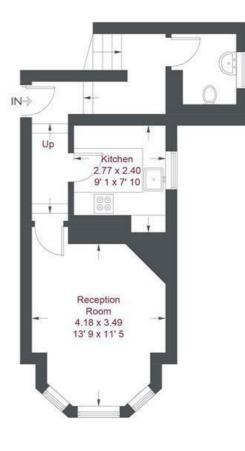
The ground floor of the property comprises lounge with feature fireplace, modern fitted kitchen, and w/c. The lower ground floor offers a large primary bedroom with an ensuite shower room, a second double bedroom leading onto a private patio area, and a further bathroom with shower over bath. Further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











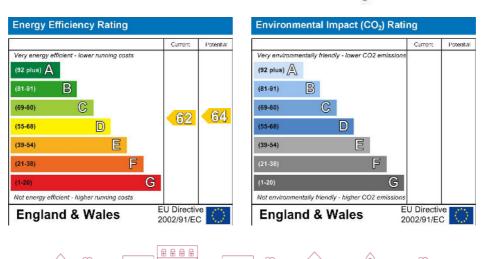
Lower Ground Floor 590 sq ft / 54.8 sq m (Including Reduced Headroom) Raised Ground Floor 381 sq ft / 35.4 sq m

ക

### **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

Garden 3.55 x 2.08 11' 8 x 6' 10 (Approx)



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

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

#### 0208 785 4400