



**JAMES
ANDERSON**




TO LET

51-53 Schubert Road, Putney, SW15

£1,950 Per Month

Per Month

A beautifully presented one bedroom conversion property which is located on Schubert Road. The property is conveniently located for local shops and is within reach of East Putney Tube station. Comprising bright lounge with feature fireplace and a large bay window, modern fitted kitchen with door leading to balcony, spacious double bedroom with built in wardrobes and a further door leading onto the balcony and bathroom with over bath shower. The property also benefits from allocated off street parking.

-  One Double Bedroom
-  East Putney Tube
-  One Bathroom
-  Brandlehow Primary
-  Large Reception Room
-  Wandsworth Park
-  Modern Kitchen
-  Private Balcony
-  EPC C / Council Tax Band E / Holding Deposit £392
-  Minimum Term 12 moths / Deposit £1961.53



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

0208 785 4400



Raised Ground Floor

Schubert Road

Approximate Gross Internal Area = 535 sq ft / 49.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 5 sq ft / 0.5 sq m
 Total = 540 sq ft / 50.2 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

