



**JAMES
ANDERSON**



TO LET

Upper Richmond Road, Putney, SW15

£1,600 Per Month

Per Month

Well presented one bedroom property to rent with private roof terrace. The property is approximately 550sqft and comprises a large open plan kitchen / reception room with direct access to a private roof terrace, a large double bedroom and modern bathroom.



One Double Bedroom



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £369.23



East Putney Tube



Putney High



Roof Terrace



Unfurnished



Minimum Term 12 Months / Deposit £1846.15



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

0208 785 4400



Third Floor

Upper Richmond Road

Approximate Gross Internal Area = 544 sq ft / 50.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Total = 554 sq ft / 51.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

