



JAMES
ANDERSON



TO LET

53 Mexfield Road, Putney, SW15

£2,200 Per Month

Per Month

A beautifully presented and spacious, two double bedroom, split level conversion flat which is conveniently located for both Putney and Wandsworth town centres. The property is well presented and is bright and spacious throughout. Comprising lounge/ diner with feature fireplace and Juliette balcony, smart fitted kitchen, two double bedrooms, further study / storage room and bathroom with over bath shower.



Two Double Bedrooms



One Bathroom



Spacious Reception



Large Kitchen



EPC E / Council Tax Band E / Holding Deposit £507.69



East Putney Tube



Brandlehow Primary



Wandsworth Park



Split Level



Minimum Term 12 months / £2538.46



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

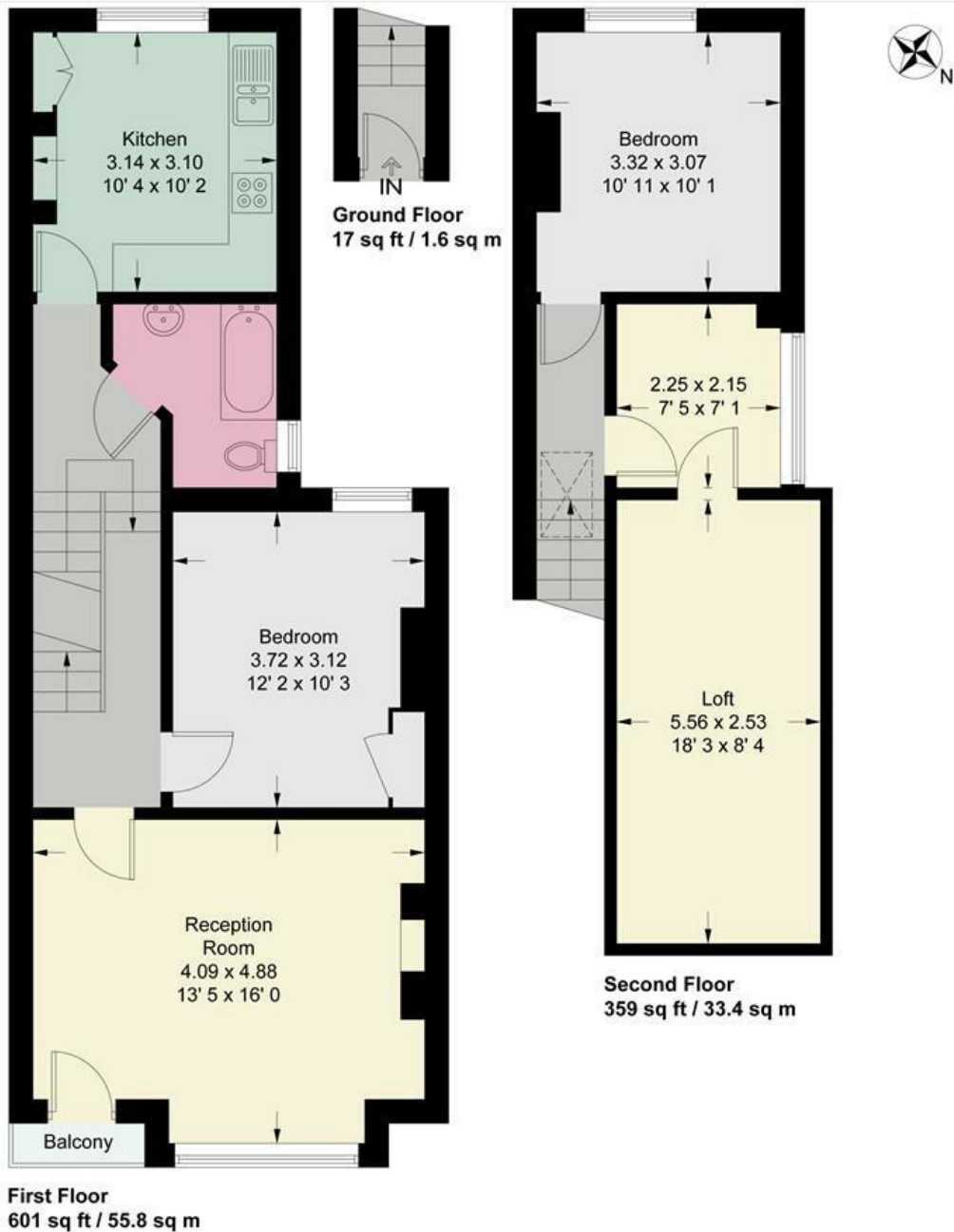
0208 785 4400

Mexfield Road

Approximate Gross Internal Area = 977 sq ft / 90.8 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		46	
(21-38) F			
(1-20) G			65
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

