



**JAMES
ANDERSON**



TO LET

26 Larpent Avenue, Putney, SW15

£2,500 Per Month

Per Month

Stunning two double bedroom ground floor flat with direct access to a large landscaped communal rear garden. The property comprises of a large reception / dining room with doors out on to the garden, large modern fitted kitchen, new bathroom with walk in shower and two good sized double bedrooms. The property is located a very short walk from the 424 bus stop which heads into Fulham passing the Putney Main Rail Station as well as the Putney Bridge Tube Station.



Two Double Bedrooms



Modern Bathroom



Large Reception / Dining Room



Modern Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £576.92



Putney Train Station



Hotham Primary



Communal Garden



Furnished



Minimum Term 12 months / Deposit £2884.61

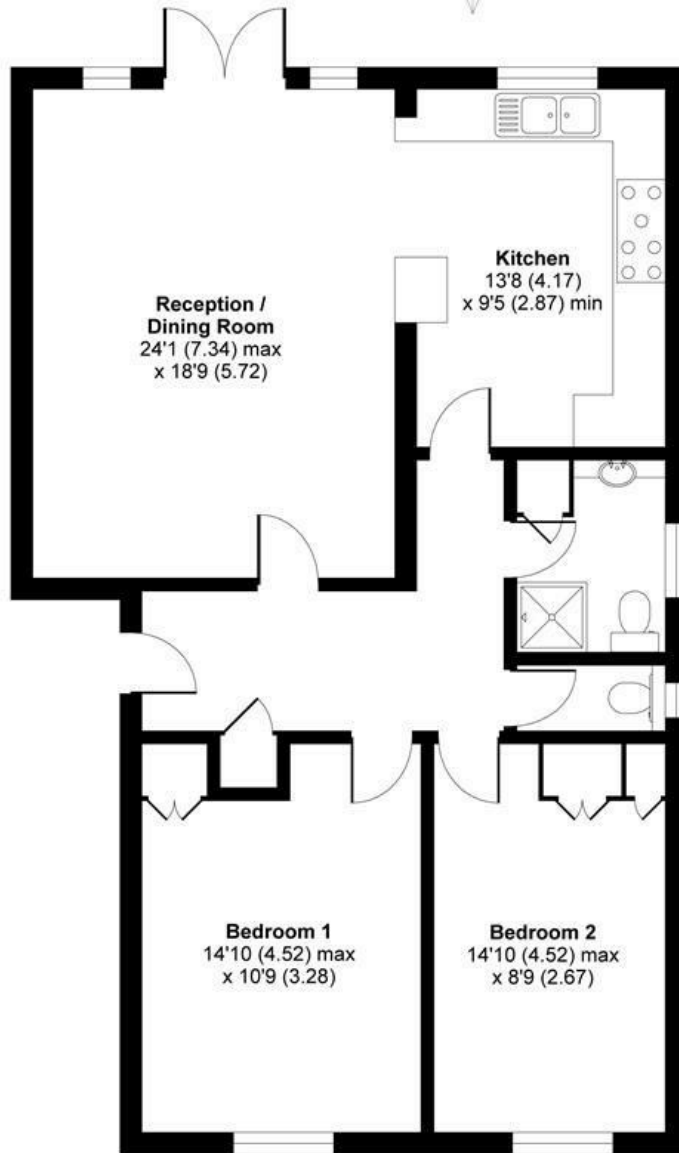


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Silver Dene, Larpent Avenue, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT 81.2 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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	

