



**JAMES
ANDERSON**



TO LET

Oxford Road, SW15

£1,500 Per Month

Per Month

Lovely studio flat with large communal garden located only five minutes walk from East Putney tube. The property comprises a large bright studio room, separate kitchen and bathroom. Very close to all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames is moments away.



Large Studio Room



Modern Bathroom



Communal Garden



Modern Kitchen



EPC Rating D/ Holding deposit £346.15/ Council tax band B



East Putney Tube



Brandlehow



River Thames



Unfurnished

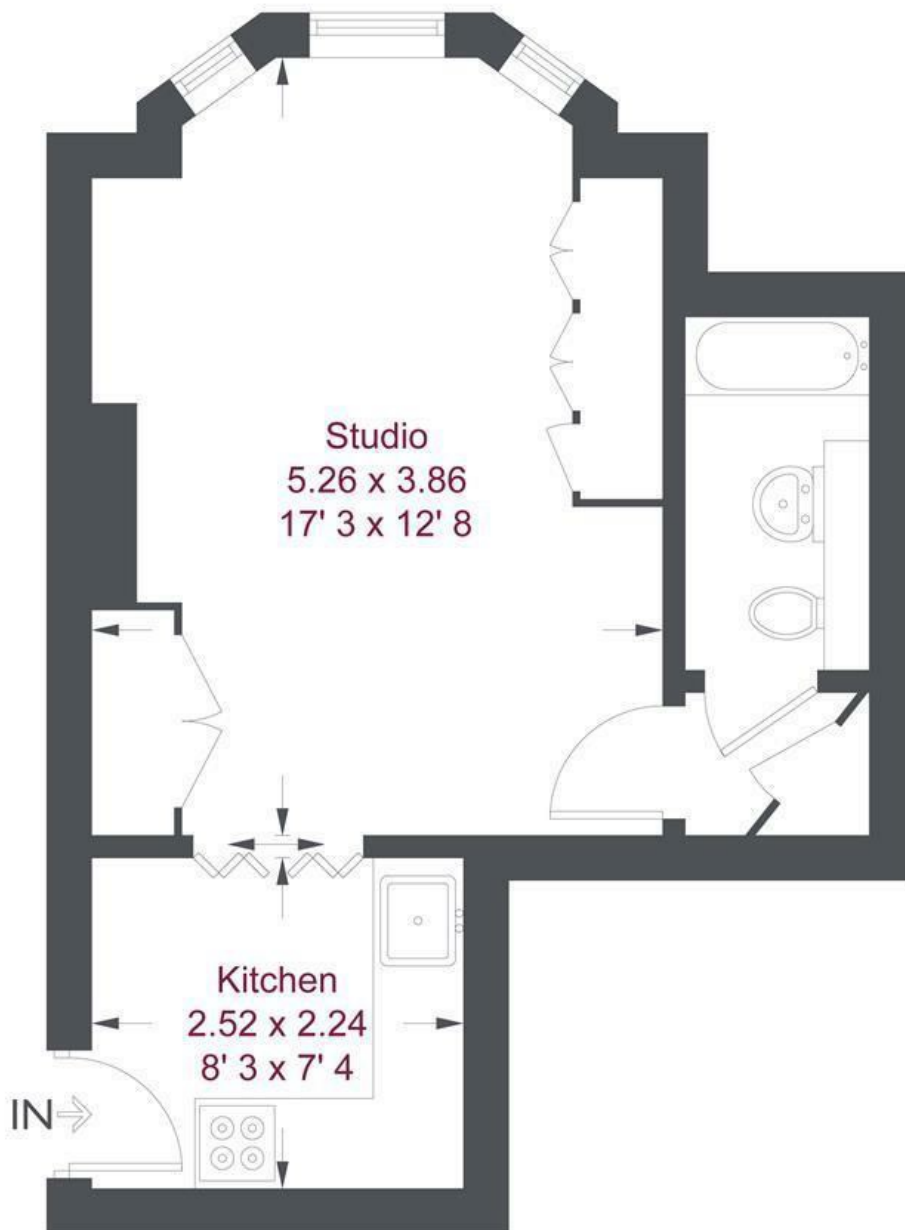


Minimum term 12 months/ Full deposit £1,730.76



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

0208 785 4400



Lower Ground Floor

Oxford Road

Approximate Gross Internal Area = 323 sq ft / 30 sq m

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
<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>		
	66	75
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	

