



**JAMES  
ANDERSON**



## TO LET

**£2,600 Per Month**

Upper Richmond Road, Putney, SW15

Per Month

Stunning two double bedroom, two bathroom split level flat to rent with off street parking and a large well maintained communal rear garden. The property comprises a lovely reception / dining room, modern kitchen, two double bedrooms and two bathrooms.

The property is ideally located for Barnes and Putney station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond.

-  Two Double Bedrooms
-  Two Bathrooms
-  Reception / Dining Room
-  Modern Kitchen
-  EPC D / Council Tax Band C / Holding Deposit £600
-  Barnes Train Station
-  Roehampton University
-  Communal Garden
-  Off Street Parking
-  Minimum Term 12 Months / Deposit £3000

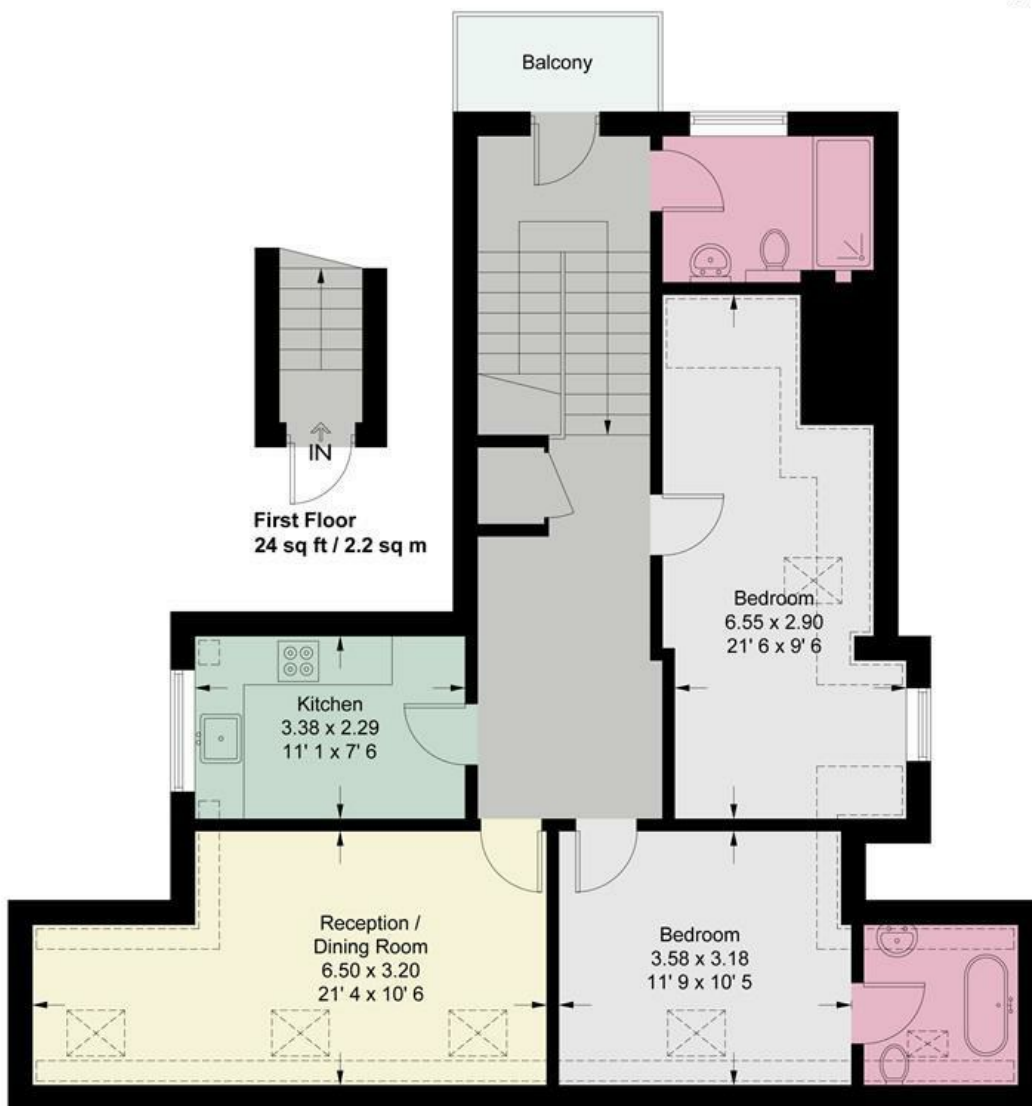


# Upper Richmond road

Approximate Gross Internal Area = 852 sq ft / 79.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 105 sq ft / 9.8 sq m  
 Total = 957 sq ft / 88.9 sq m



= Reduced headroom below 1.5m / 5'0



**Second Floor**  
 933 sq ft / 86.7 sq m  
 (Including Reduced Headroom)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>57</b>

