



**JAMES
ANDERSON**



TO LET

Keswick Road, Putney, SW15

£1,900 Per Month

Per Month

A charming two double bedroom first floor conversion flat in an exclusive gated development. The property is well presented throughout and is conveniently located for East Putney Tube station and Putney town centre. Comprising lounge with doors opening onto a private balcony and an open plan modern fitted kitchen, principle bedroom benefiting from a smart ensuite shower room, further bedroom and modern family bathroom.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC Rating B / Council Tax Band E / Holding Deposit £438.46



East Putney Tube



Putney High School



Wandsworth Park



Part Furnished

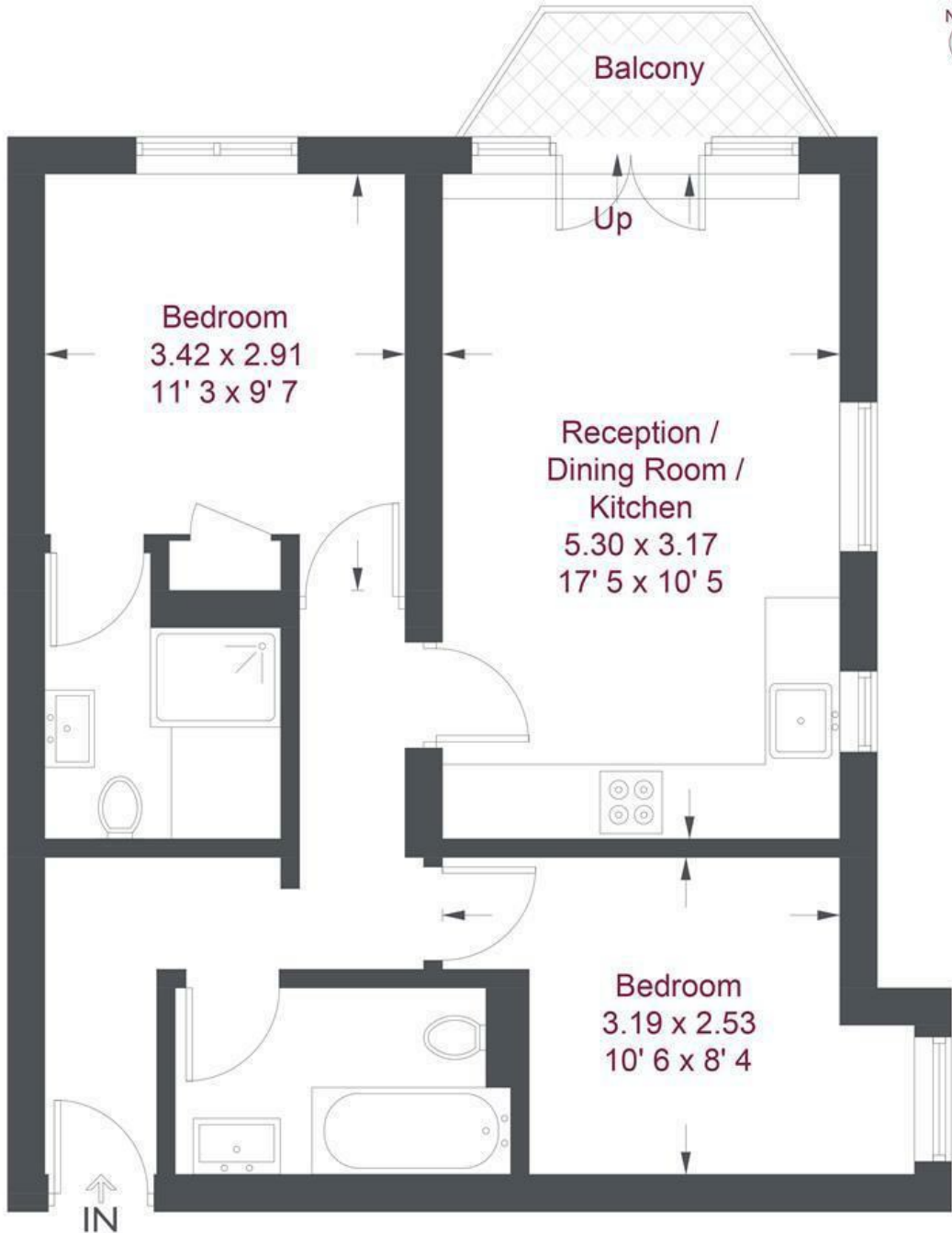


Minimum Term 12 Months / Deposit £2192.30



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

0208 785 4400



First Floor

Keswick Road

Approximate Gross Internal Area = 586 sq ft / 54.5 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		
(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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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