



**JAMES  
ANDERSON**



## TO LET

Oakhill Road, Putney, SW15

## £3,000 Per Month

Per Month

Conveniently located in the heart of East Putney this spacious three bedroom property boasts a large open plan reception/ dining room and modern eat in kitchen. The property is split over three levels with each bedroom having its own ensuite. In addition there are two balconies with this property and a separate guest cloakroom. This lovely property is a six-minute walk to East Putney station and a ten-minute walk from Putney mainline station, Wandsworth Park and The River Thames. Within easy reach are numerous shops, supermarkets, bars, restaurants and cafes including the Catamaran taking you straight to the west end and the city.



Three Double Bedrooms



Three Bathrooms



Open Plan Reception



Modern Kitchen



EPC Rating - C



East Putney Tube



Brandlehowe Primary



Close to Wandsworth Park




Available July



Furnished



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	