



**JAMES
ANDERSON**



TO LET

Werter Road, Putney, SW15

£2,000 Per Month

Per Month

Located just off Putney High Street this well presented one bedroom flat is perfectly located for all the bars, restaurants and shops nearby. The property comprises of a large double bedroom, modern shower room, and reception room with modern fitted kitchen and doors leading out to a large private rear garden.



One Double Bedroom



One Bathroom



Bright Reception Room



Modern Kitchen



EPC D / Council Tax Band D / Holding Deposit £438.46



Putney Train Station



Putney High School



Central Putney Location



Private Rear Garden





Minimum Term 12 months / Deposit £2192.30



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

0208 785 4400

| 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 | | |
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