



**JAMES  
ANDERSON**



# TO LET

Linnet Court, Putney, SW15

# £2,500 Per Month

Per Month

A stylish and modern two-bedroom first floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this beautifully presented and spacious apartment features a spectacular reception room, ideal for entertaining.

Featuring 895 square feet of living space, this larger than average apartment includes a private entrance from the ground floor leading to the first floor hallway with built-in storage and a utility cupboard. This opens onto a spacious large open reception room plan kitchen/dining area with access to a private terrace and views of the communal gardens. The apartment offers two well-proportioned double bedrooms and delightful views through floor to ceiling windows, the main bedroom has a built-in storage and an En-suite shower room. The second bedroom enjoys south facing views over the landscaped gardens.

Underfloor heating is provided throughout the apartment. Having been built in 2016, the apartment is still well within its 10-year NHBC warranty. The apartment comes with a dedicated parking space in a secure



Two Double Bedrooms



Two Bathrooms, One En-Suite



Open Plan Living



Modern Kitchen, Integrated Appliances



EPC Rating B / Council Tax Band F / Holding Deposit £576.92



Excellent Transport Links



Outstanding Local Schools



Private Entrance and Balcony



Well Maintained Communal Gardens



Minimum Term 12 Months / Deposit £2884.61



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

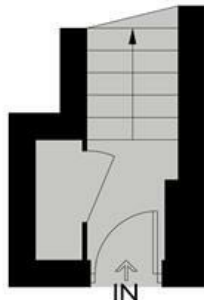
0208 785 4400

# Linnet Court

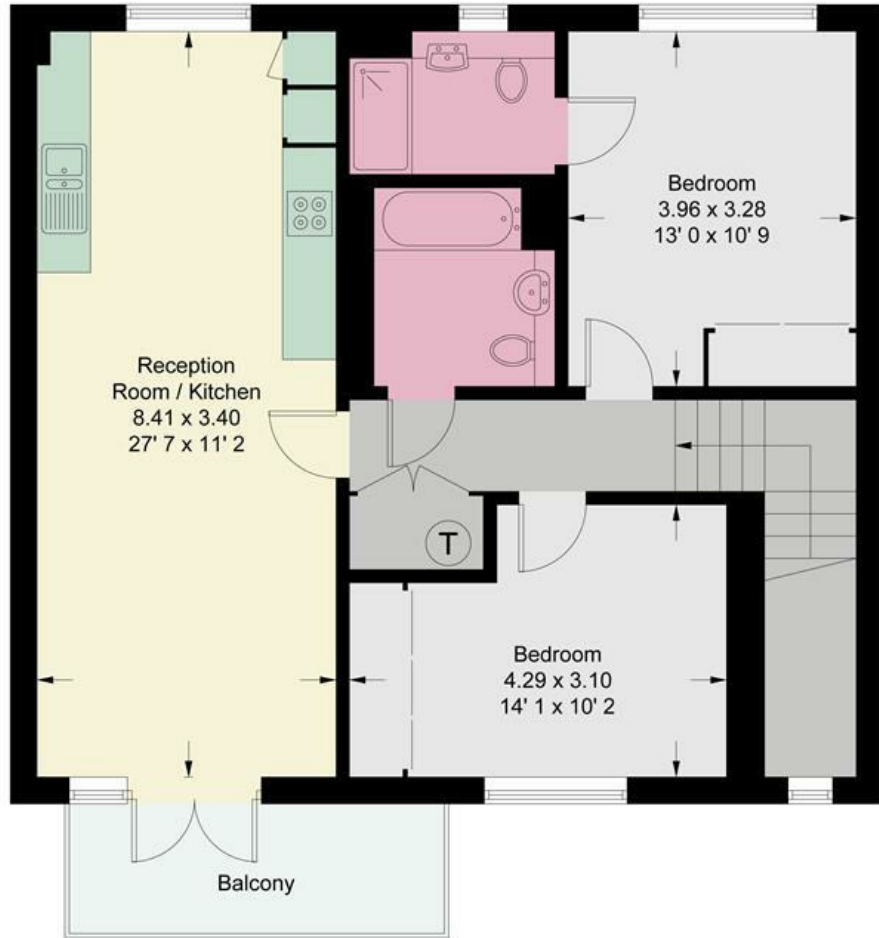
Approximate Gross Internal Area = 895 sq ft / 83.2 sq m



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**Ground Floor**  
41 sq ft / 3.8 sq m



**First Floor**  
854 sq ft / 79.4 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
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>83</b>	<b>83</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		

