



**JAMES
ANDERSON**



TO LET





Burstock Road, London, SW15

£1,900 Per Month

Per Month

New to the market, this property is located on a raised ground floor on a desirable street in central Putney. It boasts a spacious and airy reception room with plenty of natural light, a sofa and a table and chairs and a central fireplace. The modern kitchen is fitted with all the required white goods, and has folding doors which separate it from the reception room. You then go through to the large bedroom which has a built-in wardrobe, a chest of drawers, two bedside tables, a bed and a large mirror. The bathroom is accessible from the bedroom and has a bath/shower, and lastly there is an additional storage cupboard in the bedroom.

The River Thames and the amenities of Putney High Street are 0.1 miles away, and Putney Bridge tube station is 0.4 miles away.

-  One Spacious Bedroom
-  Modern Bathroom
-  Large Airy Reception Room
-  Modern Kitchen
-  EPC D / Council Tax D - Holding Deposit £415.38
-  Putney Bridge Tube Station
-  Brandlehow Primary
-  River Thames
-  Wandsworth Park
-  Minimum Term 12 Months / Deposit £2076.92



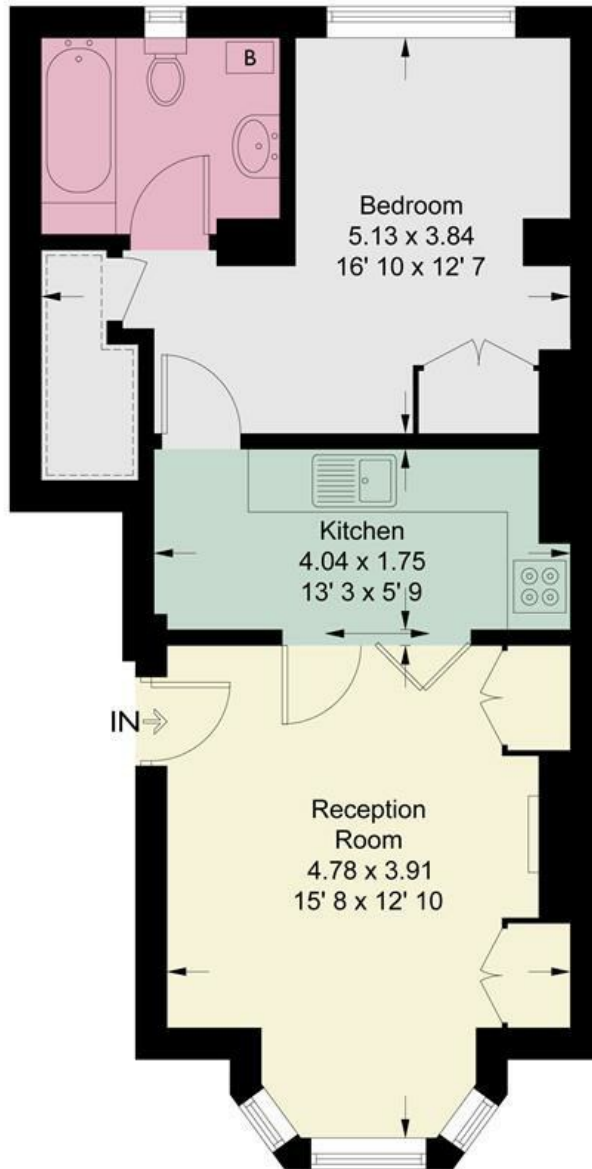
Burstock Road

Approximate Gross Internal Area = 470 sq ft / 43.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 16 sq ft / 1.5 sq m
 Total = 486 sq ft / 45.2 sq m



**JAMES
ANDERSON**

= Reduced headroom below 1.5m / 5'0



Upper Ground Floor

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 |
|--|-------------------------|-----------|-----------|
| <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 | 72 | 80 |

| 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 | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

