



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £2,900 Per Month

Per Month

An attractive three bedroom, two bathroom mansion flat located within the beautiful Oakhill Court next to Putney Underground Station. This charming property has many period features including feature fire places, sash windows and high ceilings. The accommodation comprises, a living room, kitchen/diner, three double bedrooms and direct access to communal gardens. Oakhill Court is located on the corner of Oakhill Road in East Putney and very close to Putney High Street, where there are good local shops and restaurants. East Putney underground (District) is moments from the property, there are excellent schools, both state and private in the neighbourhood.



Three Bedrooms



Two Bathrooms



Spacious Reception Room



Kitchen/Diner



EPC Rating C / Council Tax Band E / Holding Deposit £669.23



Superb Transport Links



Outstanding Local Schools



Highly Desirable Mansion Flat



1098 Sq ft



12 Month Minimum Term / Deposit £3346.15



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

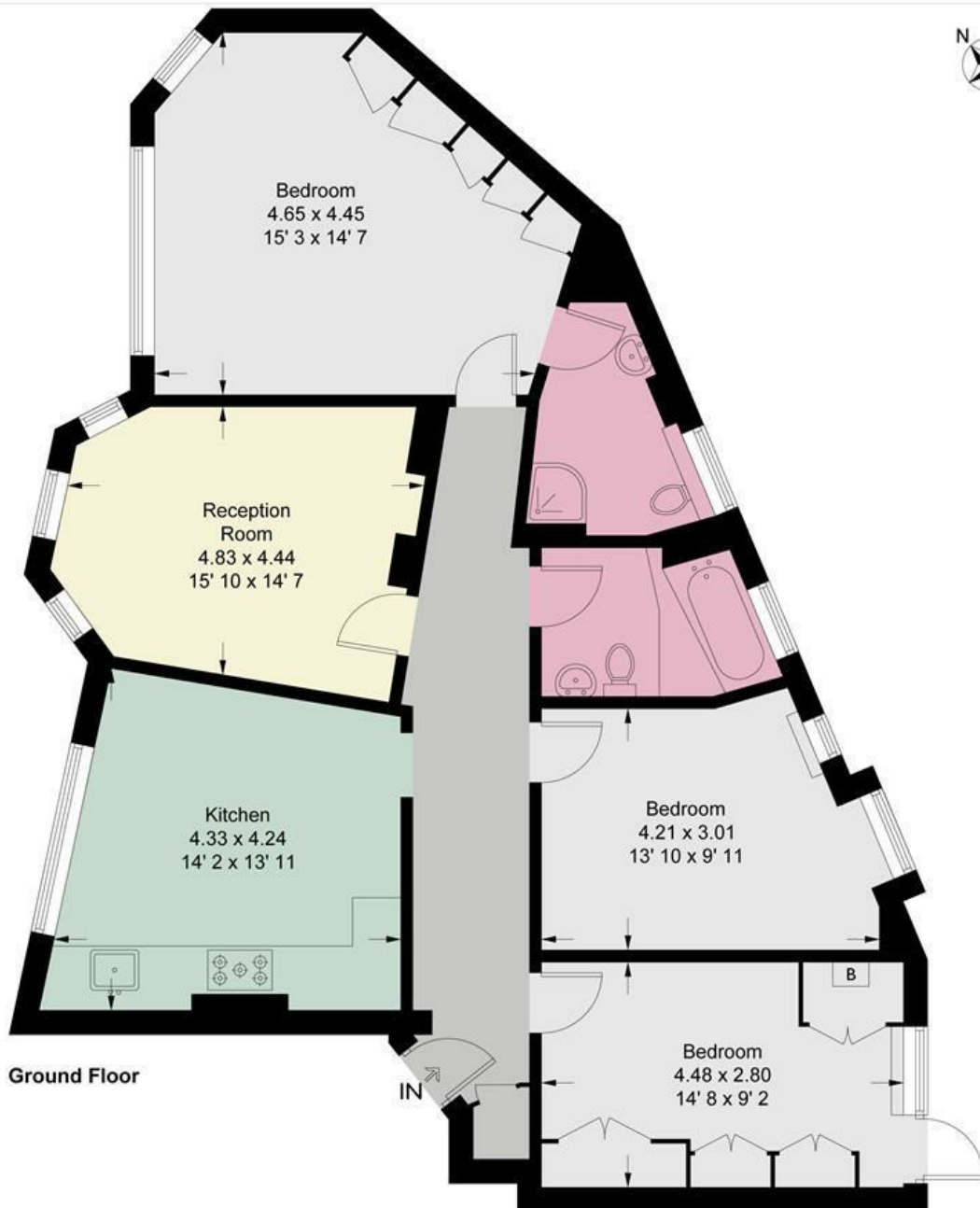
0208 785 4400

# Oakhill Court

Approximate Gross Internal Area = 1098 sq ft / 102 sq m



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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	70	77

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		

