



**JAMES
ANDERSON**



TO LET

Huntingfield Road, London, SW15

£2,995 Per Month

Per Month

This is a beautifully presented mid terraced house situated on Huntingfield Road, Putney which forms part of the Dover House Conservation Area, a quiet, leafy residential area with a lovely communal green, ideal for young families. The property has charm and character throughout and offers features that include a large west facing rear garden, flexible living space fully double glazing and a fully boarded loft space.

The ground floor comprises a family reception room, utility room, downstairs WC and a lovely open plan kitchen / reception room with doors out to a landscaped garden. Upstairs comprises three bedrooms and a family bathroom. There is also a fully boarded loft space, perfect for storage or a home office.

Huntingfield Road is within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Three Bedrooms



Family Bathroom and Separate WC



Large Open Plan Reception Room



Modern Kitchen



EPC C / Council Tax D / Holding Deposit £691.15



Fully Boarded Loft Space



Barnes Station



Landscaped Garden



Rent Includes Gardener Twice a Year



Minimum Term 12 Months / Deposit £3455.76

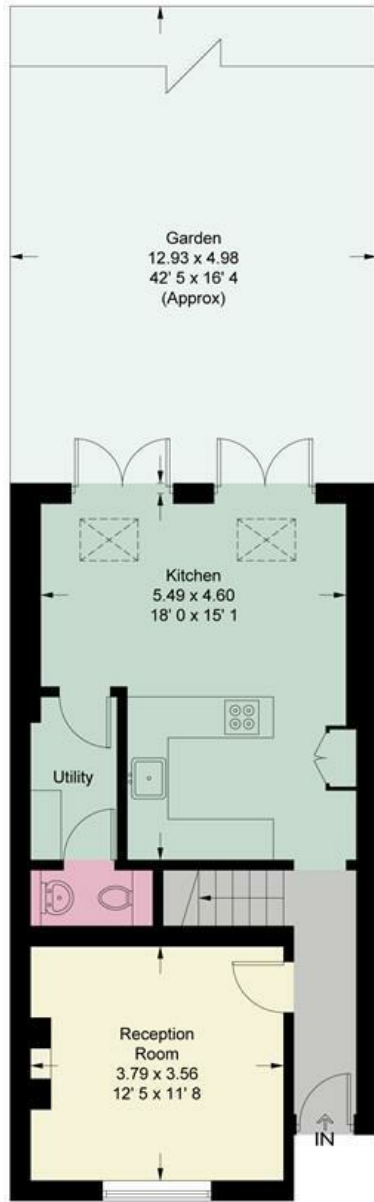


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

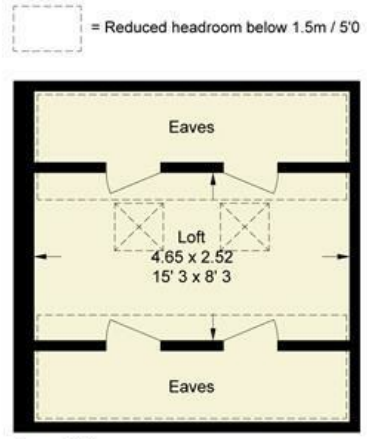
0208 785 4400

Huntingfield Road

Approximate Gross Internal Area = 1055 sq ft / 98.1 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 170 sq ft / 15.8 sq m
 Total = 1225 sq ft / 113.9 sq m



Ground Floor
516 sq ft / 48 sq m



Second Floor
252 sq ft / 23.4 sq m
(Including Reduced Headroom / Eaves)



First Floor
457 sq ft / 42.5 sq m
(Including Reduced Headroom)



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

