



**JAMES
ANDERSON**



TO LET

Oakhill Road, Putney, SW15

£2,300 Per Month

Per Month

Well presented two double bedroom flat to rent located on a popular residential road close to Wansworth Park. The property comprises a large dual aspect reception / dining room with modern kitchen, two double bedrooms and a modern bathroom. Oakhill Road is a short distance away from the shops, restaurants and transport of Putney High Street and Wandsworth Town. Both Putney Mainline station, with direct access into Waterloo, and East Putney underground station (District Line) and Wandsworth Town Rail are within walking distance.



Two Double Bedrooms



Modern Bathroom



Large Bright Reception Room



Modern Kitchen



EPC C / Council Tax D / Holding Deposit £530.76



East Putney Tube



Brandlehow Primary



Wandsworth Park



Central Putney

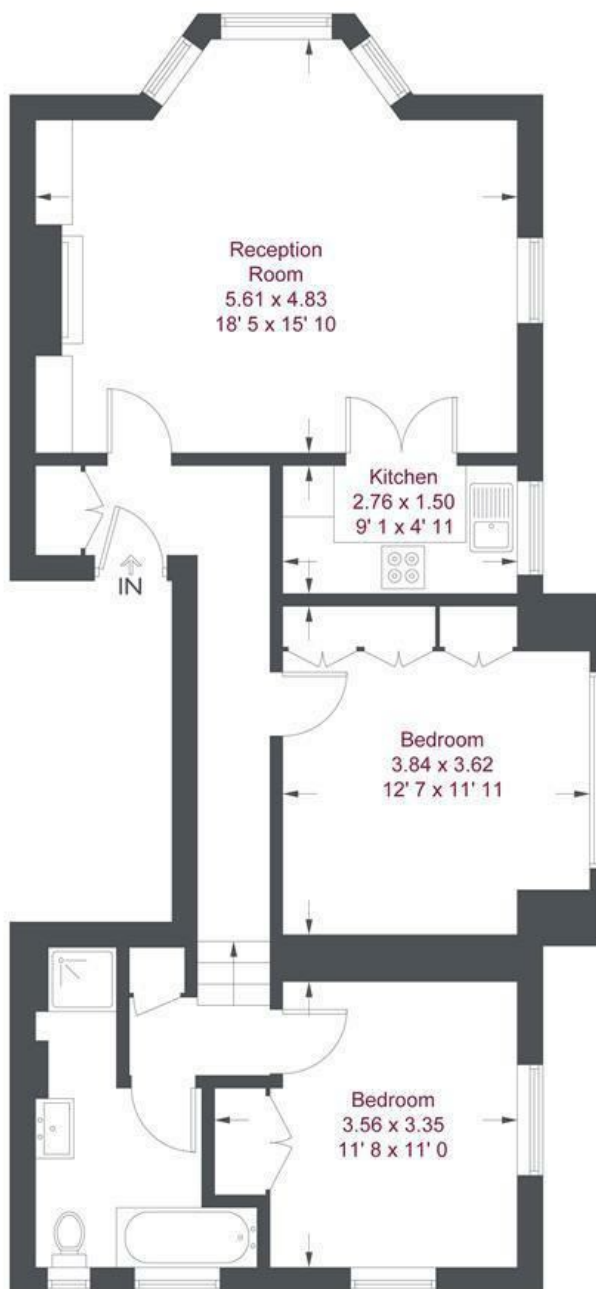


Minimum Term 12 Months / Deposit £2653.84



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

0208 785 4400



First Floor

Oakhill Road

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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			
(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		

