



**JAMES
ANDERSON**



TO LET

Lower Richmond Road, Putney, SW15

£2,400 Per Month

Per Month

Located just across the road from the River Thames this beautifully presented two bedroom apartment is full of character and charm. The property comprises a large reception / dining room with high ceilings, stripped wooden floors and lots of light, a modern kitchen / breakfast room, two double bedrooms, a separate study and a family bathroom. The apartment is ideally situated for Putney Bridge tube station and Putney train station as well as the pier for the river boat into London.



Two Double Bedrooms



Modern Bathroom



Large Reception / Dining Room



Modern Kitchen



EPC Rating C / Council Tax C / Holding Deposit £553.84



Putney Bridge Tube



Hotham Primary



Opposite River Thames



Unfurnished



Minimum Term 12 Months / Deposit £2769.23

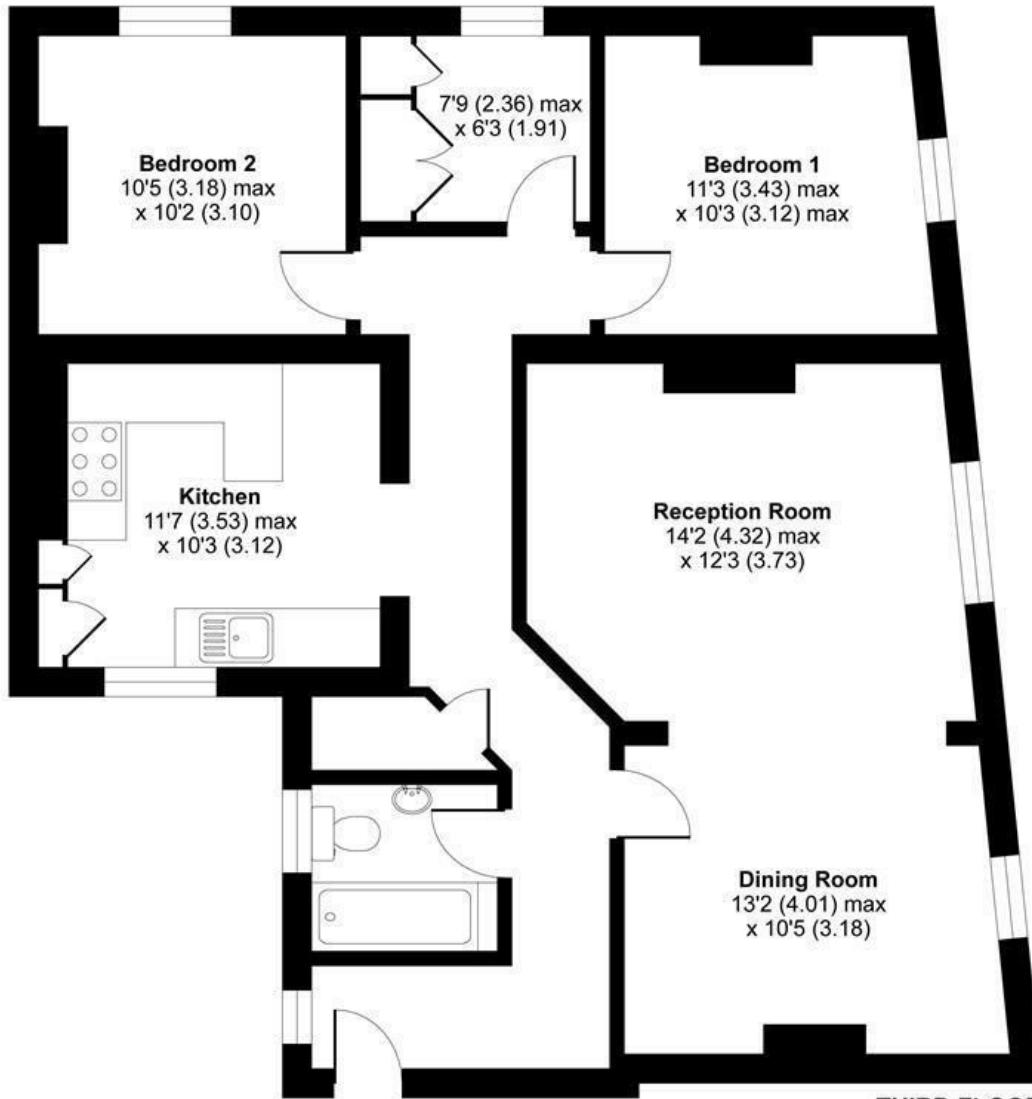


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Lower Richmond Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT 88.5 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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	

