



**JAMES  
ANDERSON**



## TO LET

Westleigh Avenue, Putney, SW15

**£2,500 Per Month**

Per Month

A delightful two-bedroom end-of-terrace house nestled in a private cul-de-sac just off Putney Hill.

This well-presented home is spread across two floors and features a light and spacious open-plan living space with an excellent sized front and rear garden with side access. Upstairs are two double bedrooms, built-in storage, and a modern bathroom suite

Westleigh Avenue is a tranquil cul-de-sac very close to Putney High Street, transport links, local shops, outstanding schools and green spaces. Ideal for a growing family.



Two Double Bedrooms



Modern Bathroom Suite



Open Plan Living Space



Modern Kitchen



EPC E / Council Tax C / Holding Deposit £576.92



Superb Transport Links



Outstanding Local Schools



Private Garden



End of Terrace



Minimum Term 12 Months / Deposit £2884.61



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

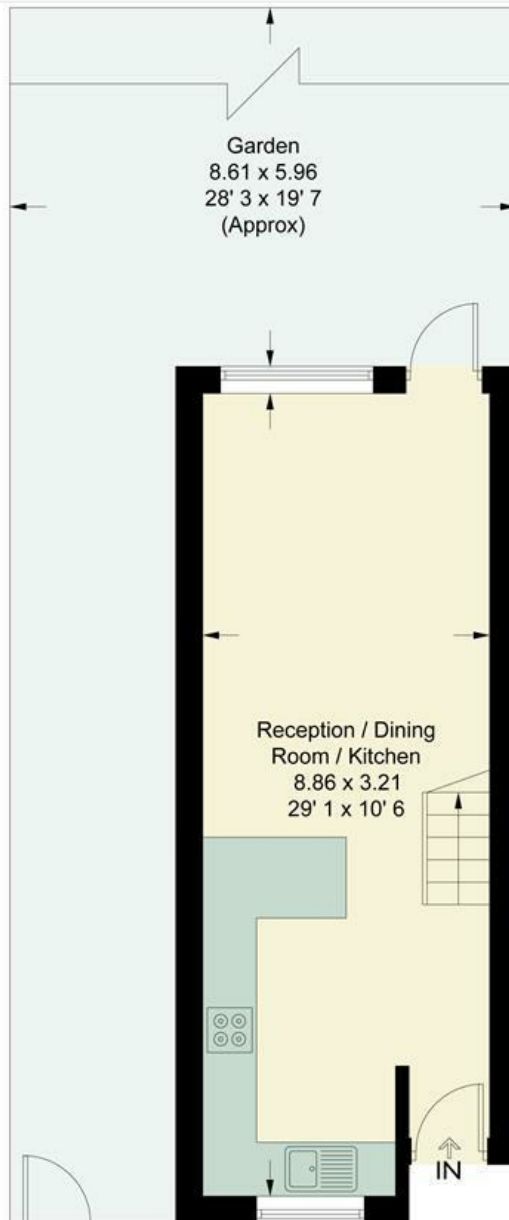
**0208 785 4400**

# Westleigh Avenue

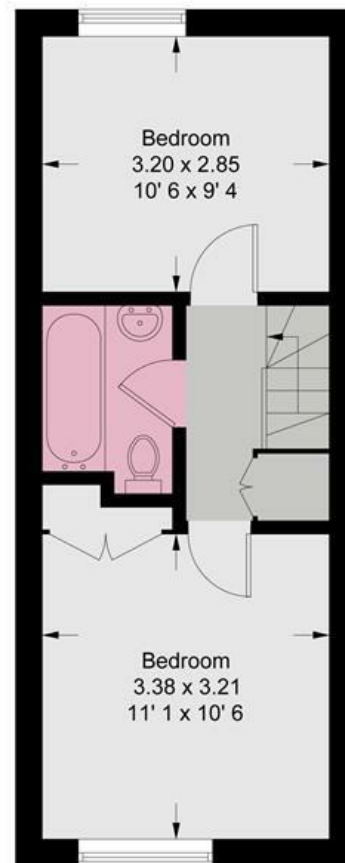
Approximate Gross Internal Area = 611 sq ft / 56.8 sq m



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**Ground Floor**  
303 sq ft / 28.2 sq m



**First Floor**  
308 sq ft / 28.6 sq m



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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</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	

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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