



**JAMES
ANDERSON**



TO LET

Highlands Heath, Portsmouth Road, Putney, SW15

£2,740 Per Month

Per Month

This stunning two bedroom flat, which measures 954 sq. ft. in total, is situated within an impressive 1930s mansion block and surrounded by beautifully maintained communal gardens. The property offers excellent living space and benefits from an abundance of natural light throughout. There is a substantial open plan kitchen/reception room with two bay windows overlooking the front of the property, a principle bedroom with ample built-in storage and a luxurious En-Suite. The second bedroom is also a good double with further storage followed by a modern family bathroom. A particular feature of the block is its stunning grounds, with attractive, mature gardens, and tennis and squash courts. The complex also benefits from residents' parking. This property has been finished to the highest of standards throughout, viewings are highly recommend.

Highlands Heath is surrounded by beautiful well-kept gardens and is located within the green open spaces and woods of Putney Heath. The development is also close to Richmond Park and Wimbledon Common. There are good bus links from Putney Heath and a convenient local bus service (No. 424) which runs from just beyond the entrance gate with direct service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Double Bedrooms



Two Bathrooms



Large Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax E / Holding Deposit £632.30



Putney Train Station



Putney High School



Communal Tennis Court



Off Street Parking



Minimum Term 12 Months / Deposit £3161.53

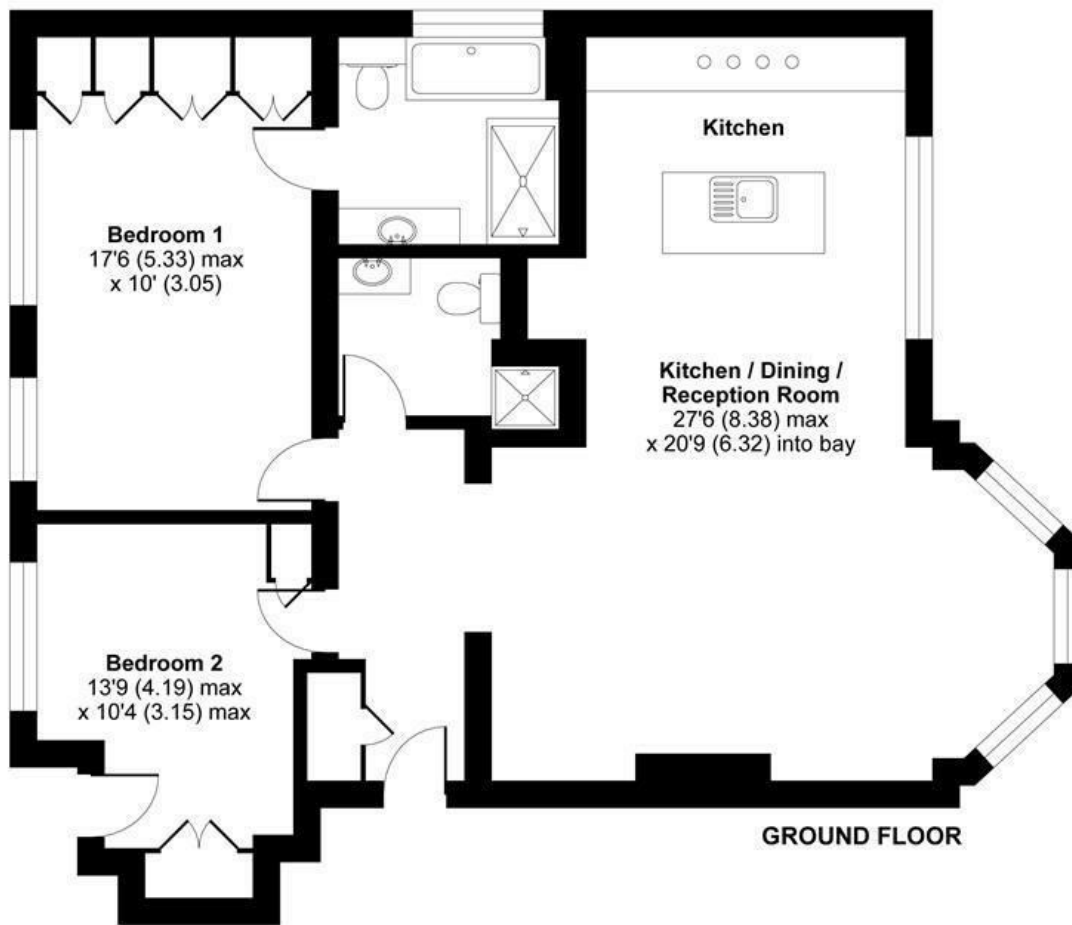


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Highlands Heath, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 954 SQ FT 88.6 SQ METRES



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			
(81-91) 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	75	80

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		

