



**JAMES  
ANDERSON**



# TO LET

Whitefield Close, London, SW15

# £1,800 Per Month

Per Month

Beautifully presented one bedroom property to rent with off-street parking and private terrace. The property comprises a lovely bright reception room, modern bathroom, double bedroom and a modern kitchen with doors out to a private terrace.

This property is very well located and only a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



One Double Bedroom



Modern Bathroom



Bright Reception Room



Modern Kitchen with Access to Private Terrace



EPC C / Council Tax C / Holding Deposit £415.38



East Putney Tube



Putney High



Off Street Parking



Private Terrace



Minimum Term 12 months / Deposit £2076.92



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

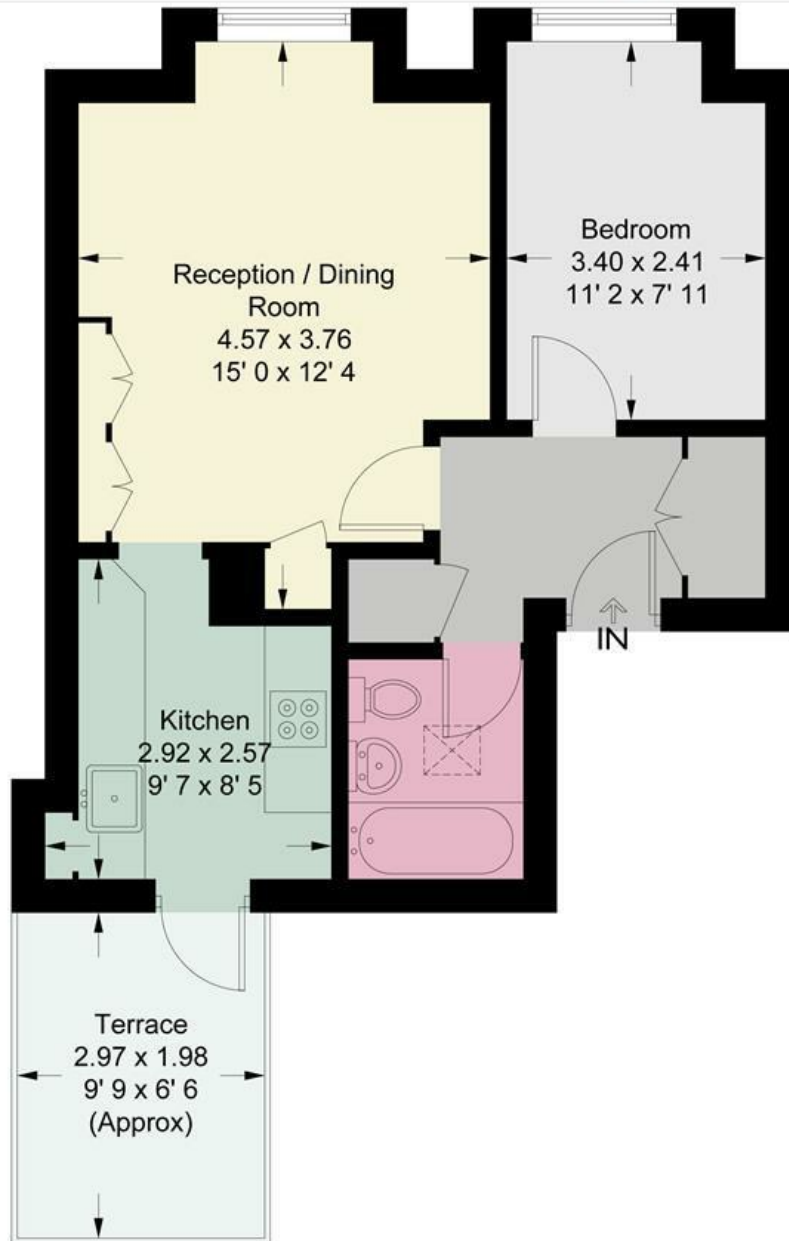
0208 785 4400

# Maple Lodge

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m



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**Second Floor**

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
<i>Very energy efficient - lower running costs</i>		
(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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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