



**JAMES  
ANDERSON**



## TO LET

Erpingham Road, Putney, SW15

## £2,500 Per Month

Per Month

Beautifully presented two bedroom double fronted period flat to rent in the heart of West Putney. The property comprises a large bright reception room with high ceilings, two large double bedrooms and a modern kitchen and bathroom. Erpingham Road is situated in the heart of West Putney and offers easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten minute walk away. There are numerous local bus routes providing easy access into the City and West End. The River Thames Embankment and Putney Common are close by.



Two Double Bedrooms



One Bathrooms



Large Bright Reception Room



Modern Kitchen



EPC Rating C / Council Tax C / Holding Deposit £576.92



Putney Train Station



Hotham Primary



West Putney



Unfurnished



Minimum Term 12 Months / Deposit £2884.61

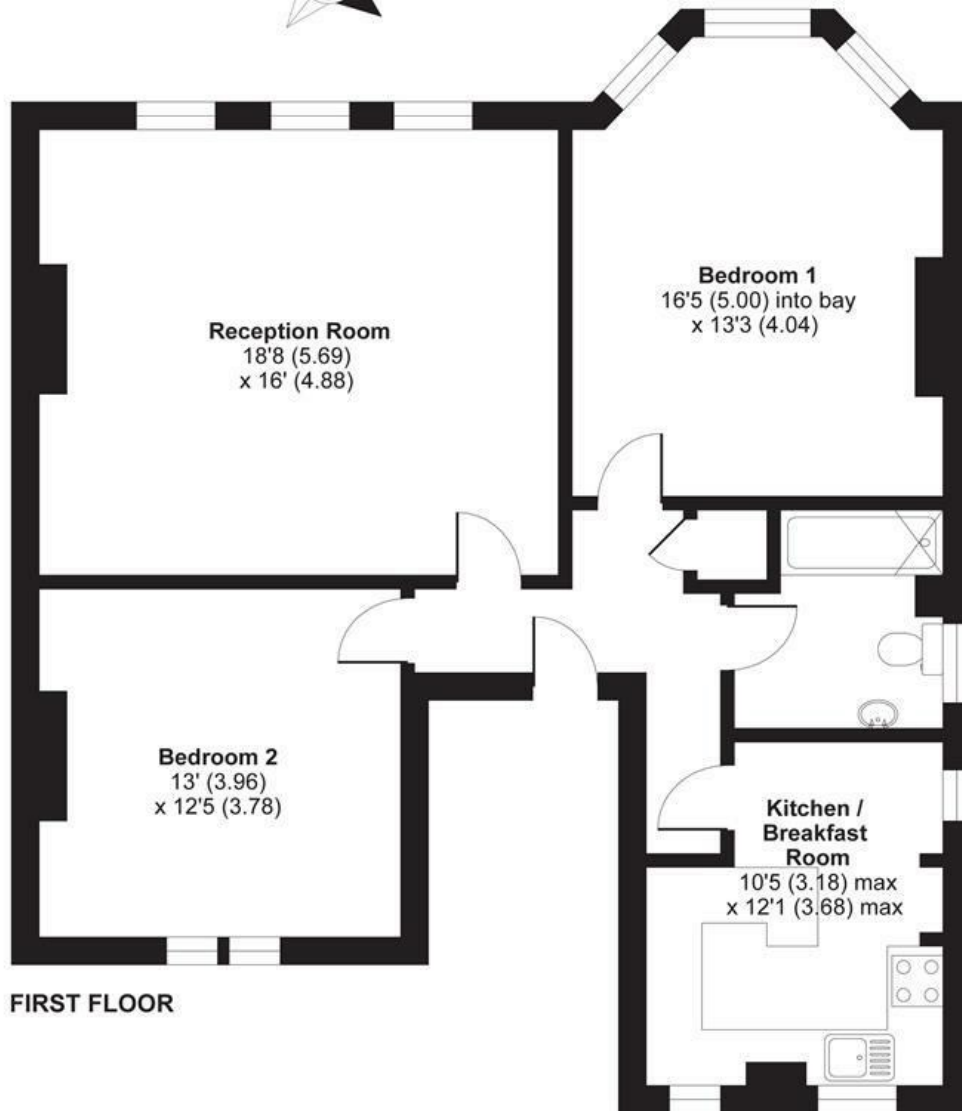


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Erpingham Road, London, SW15 1BJ

APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT 87.4 SQ METRES



FIRST 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) <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>		
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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