



**JAMES
ANDERSON**



TO LET

Gladwyn Road, Putney, SW15

£4,500 Per Month

Per Month

Offering substantial living space over three floors and a highly sought after location in the heart of West Putney, this superb four bedroomed house benefits from a charming interior and a private garden.

The property comprises a double reception room, spacious family kitchen/dining room with integrated appliances and double doors leading to a delightful private garden, spacious primary bedroom, three further double bedrooms (one with ensuite) and a family bathroom.

Whilst being ideally situated for the shops, bars and restaurants of Lower Richmond Road, the property is also well located for the many amenities found on Putney High Street. Putney Bridge is moments away offering quick access to Fulham, while the Thames Path and the green open spaces of Bishop's Park are also close by. The nearest stations are Putney and Putney Bridge.



Four Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen / Dining Room



EPC C / Council Tax F / Holding Deposit £1038.46



Putney Train Station



Hotham Primary



River Thames



Private Garden



Minimum Term 12 Months / £5192.30



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

0208 785 4400

Gladwyn Road

Approximate Gross Internal Area = 1286 sq ft / 119.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 105 sq ft / 9.8 sq m
 Total = 1391 sq ft / 129.2 sq m



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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) A			84
(81-91) B		70	
(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		

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		

