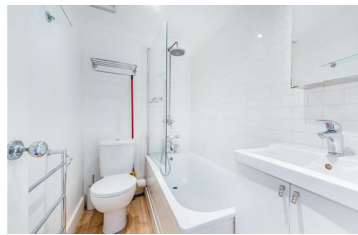




**JAMES  
ANDERSON**



## TO LET

Disraeli Road, Putney, SW15

## £1,800 Per Month

Per Month

A bright and well presented one bedroom first floor conversion flat situated just a stroll from Putney BR station, East Putney tube station and Putney High Street. The property is neutrally decorated throughout and comprises bright lounge/ diner with feature fireplace, modern fitted kitchen, spacious double bedroom and bathroom with over bath power shower. The property further benefits from intercom entry system.



One Double Bedroom



One Bathroom



Bright Reception Room



Modern Kitchen



EPC D / Council Tax C / Holding Deposit £415.38



East Putney Tube



Brandlehow Primary



Wandsworth Park




Available July



Minimum Term 12 Months / Deposit £2076.92



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 CO2 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>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	