



**JAMES  
ANDERSON**



## TO LET

Oakhill Road, London, SW15

## £4,500 Per Month

Per Month

Welcome to this charming property located on Oakhill Road in London. This delightful flat conversion boasts a generous 1,679 sq ft of living space, perfect for those seeking a spacious home in the heart of Putney.

Upon entering, you are greeted by a cosy reception room, ideal for entertaining guests or simply relaxing after a long day. With three bedrooms and three bathrooms, there is ample space for a growing family or those in need of a home office.

One of the highlights of this property is the private garden, providing a tranquil outdoor space to enjoy a morning coffee or host summer barbecues. Additionally, the convenience of off-street parking ensures you never have to worry about finding a space after a busy day out.

Located in a sought-after area of London, this property offers the perfect blend of city living and suburban tranquility. Don't miss the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm of Oakhill Road for yourself.



Three Bedrooms



Three Bathrooms



Large Reception / Dining Room



Modern Kitchen



EPC C / Council Tax D / Holding Deposit £1038.46



East Putney Tube



Brandlehowe Primary



Private Garden



Summer House

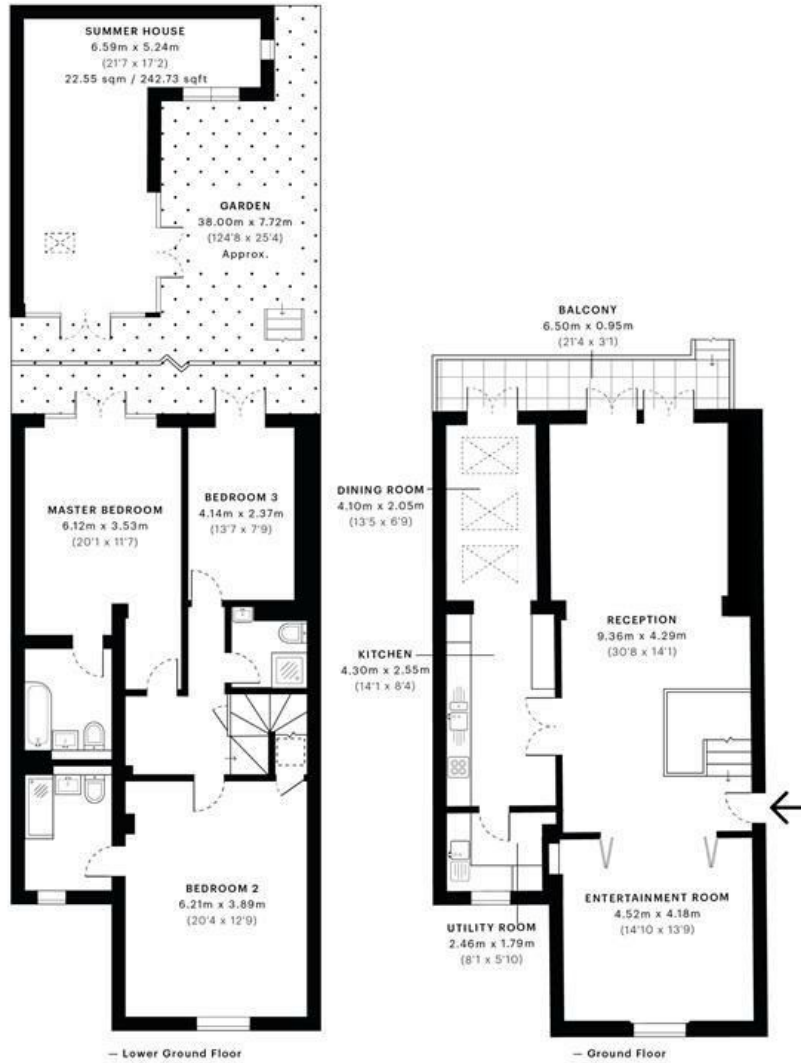


Minimum Term 12 Months / Deposit £5192.30



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

0208 785 4400



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
179.02 sqm / 1926.96 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head heights  
164.38 sqm / 1769.37 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
6.17 sqm / 66.41 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 182.03 sqm / 1959.35 sqft

IPMS 3C RESIDENTIAL 171.53 sqm / 1846.33 sqft

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