



**JAMES  
ANDERSON**



# TO LET

Upper Richmond Road, London, SW15

# £1,500 Per Month

Per Month

Welcome to this charming studio apartment located on Upper Richmond Road in London! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bathroom, you'll have all the convenience you need in this lovely studio.

Situated in a prime location, this studio offers a fantastic opportunity for those looking to live in the heart of London. Whether you're a young professional seeking a convenient city pad or a student looking for a comfortable space to call home, this property has something for everyone.

The studio's layout provides a versatile living space that can be easily personalised to suit your needs and style. The property's prime location ensures that you'll have easy access to a variety of amenities, including shops, restaurants, and public transport links.

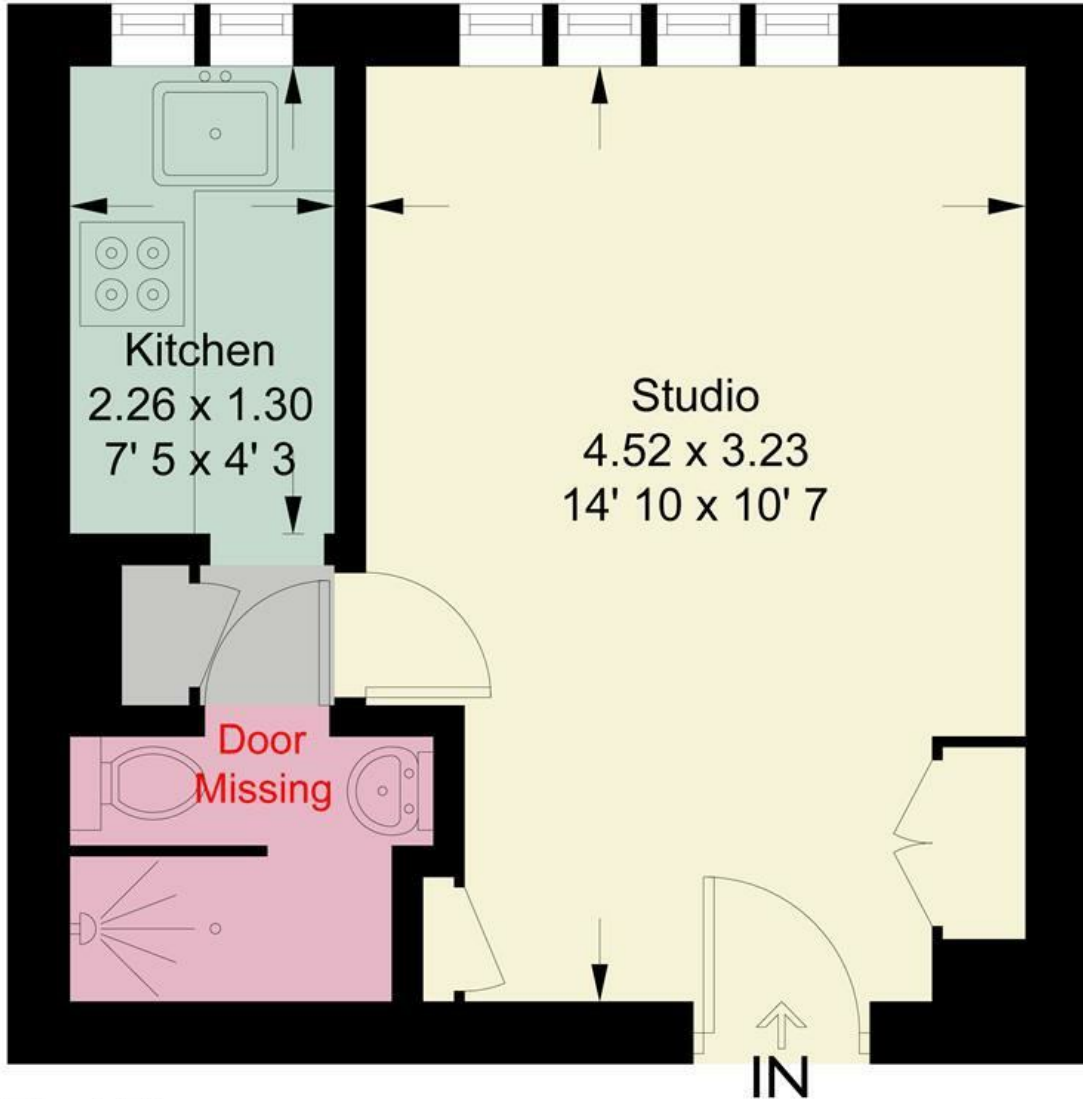
Don't miss out on the chance to own or rent this delightful studio apartment on Upper Richmond Road. Book a viewing today and envision the possibilities that this property holds for you!

-  Lovely Studio Room
-  Putney Train Station
-  Modern Bathroom
-  Putney High
-  Great Location
-  Communal Garden
-  Modern Kitchen
-  Furnished
-  EPC C / Council Tax B / Holding Deposit £346.15
-  Minimum Term 12 months / Deposit £1730.76



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

0208 785 4400



## First 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>73</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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