



**JAMES
ANDERSON**



TO LET

40 Putney Hill, Putney, SW15

£2,200 Per Month

Per Month

A superb, top floor two bedroom purpose built apartment boasting a bright and modern living space set within a fantastic development on Putney Hill. The property comprises generous reception room with access to a private balcony, smart fully fitted kitchen, modern bathroom suite and two spacious double bedrooms.

Situated moments from a wide range of shops, bars and restaurants in Putney town centre. Transport links include Putney and East Putney train station.

-  Two Double Bedrooms
-  One Bathroom
-  Large Bright Reception
-  Modern Kitchen
-  EPC E / Council Tax D / Holding Deposit: £507.69
-  Putney Train Station
-  Putney High
-  Furnished
-  Available Now
-  Minimum Term 12 Months / Deposit £2538.46

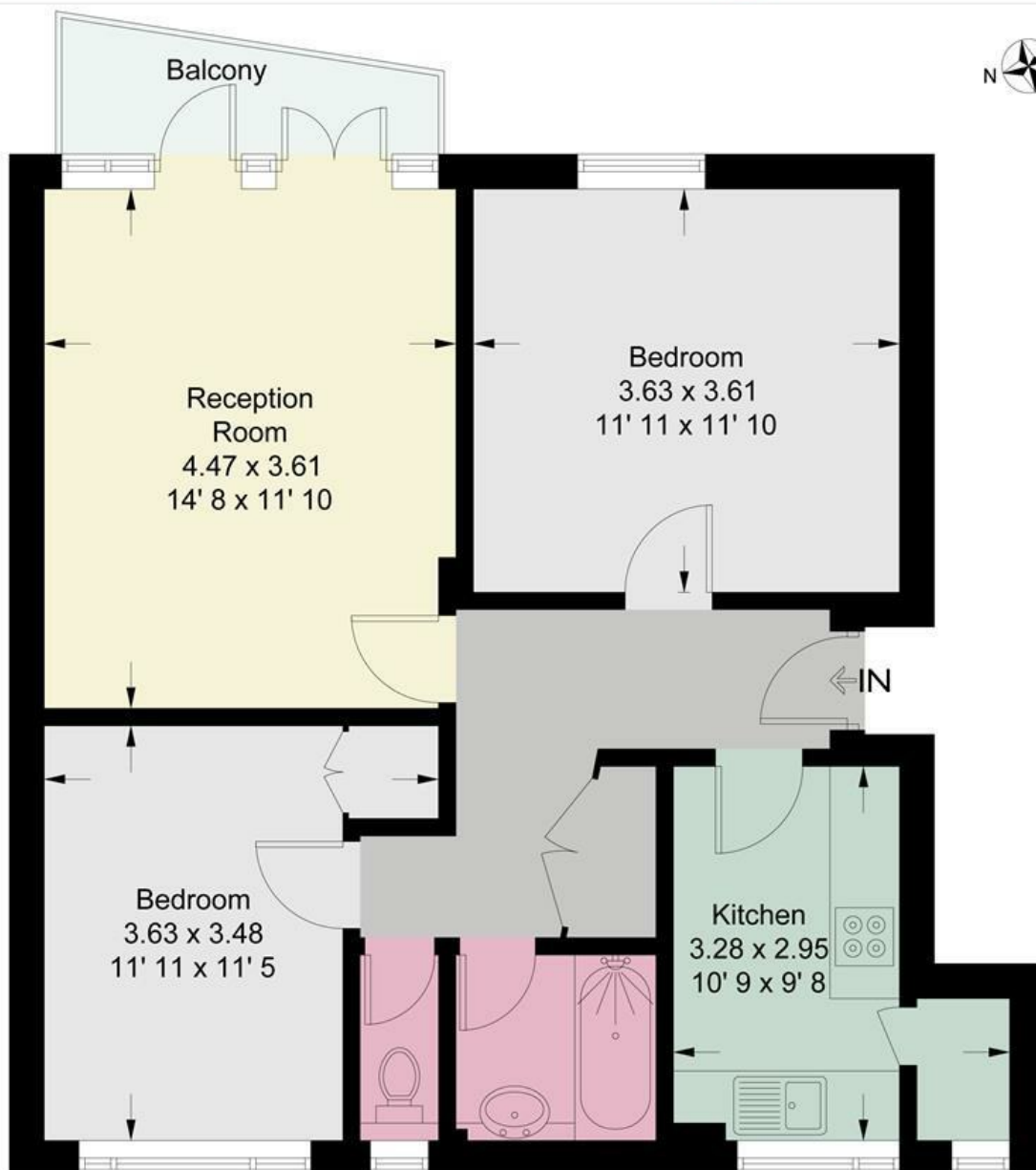


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Putney Hill

Approximate Gross Internal Area = 679 sq ft / 63.1 sq m



Fifth 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	57
(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			
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