

**TO LET**



**Mercier Road, Putney, SW15**

**£2,100.00 PCM**

 **2**

 **1**

**samuel estates**  
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## Property Description

This spacious and well-presented apartment with two double bedrooms is located in a pleasant apartment block on Mercier Road in Putney, SW15. The apartment features a generously-sized living room with large windows that allow plenty of natural light to flood in, as well as two good-sized double bedrooms, a separate kitchen, and a modern three-piece bathroom.

This apartment is located on the first floor and would be an ideal choice for a professional couple or roommates in need of extra space and a convenient location for transportation.

Situated on Mercier Road, the property is just a short stroll away from both Putney National Rail Station and East Putney Tube Station (District Line), making it easy to get around. Additionally, the apartment is perfectly situated for those who want to enjoy the vibrant local bar, cafe, and social scene that Putney has to offer.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

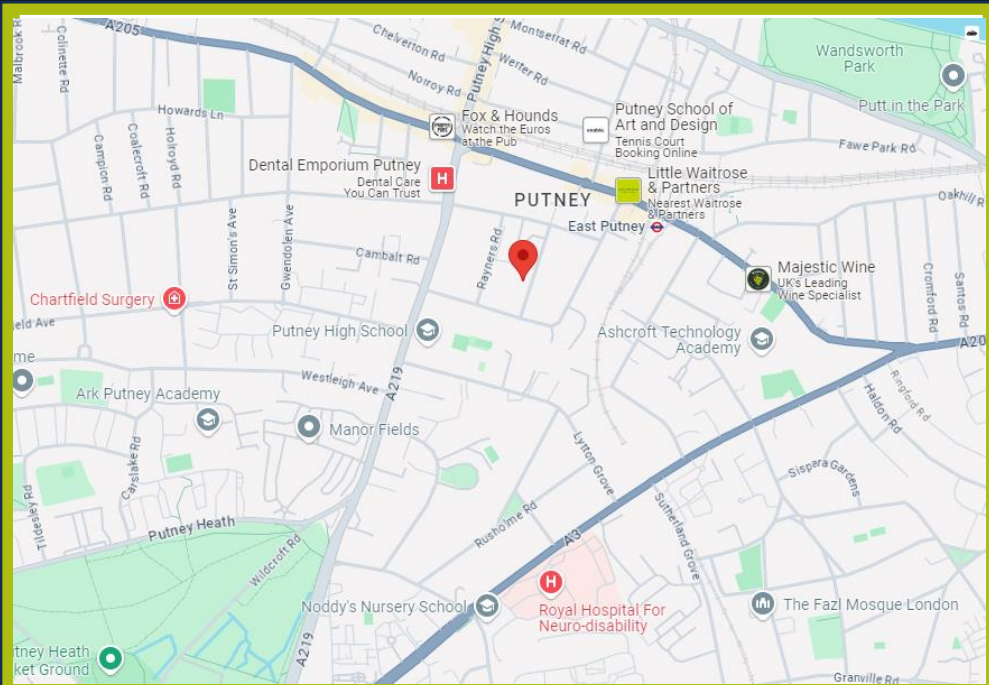
**Date Available – 10/08/2024**

**Holding deposit amount – £484**

**Security Deposit amount (Five weeks rent) – £2,423.00**

**Council Tax Band – E**

**Local Authority – Wandsworth Council**



**Property Type**

Flat (First Floor)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas - Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

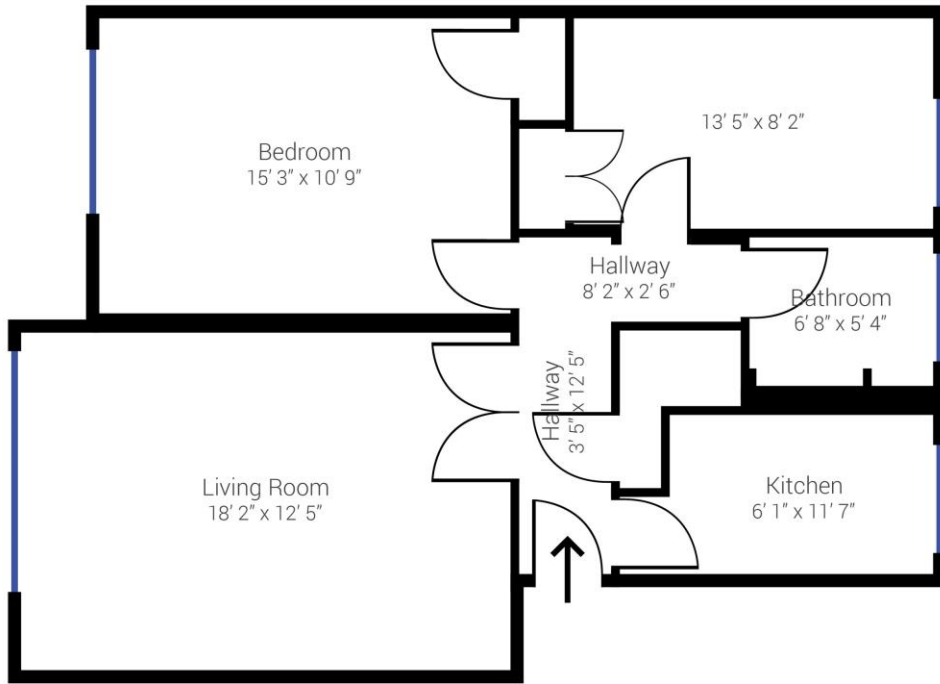
*Has the property been flooded in the past five years: NO*

**Level of Risk: None**



**Proposed Development in Immediate Locality?**

None



Address: Mercier Road, Putney, SW15

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	<b>79</b>	<b>81</b>
55-68 <b>D</b>		
39-54 <b>E</b>		

#### Balham

45 Bedford Hill,  
London, SW12 9EY

☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT

☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX

☎ 020 8679 9889

