



**JAMES
ANDERSON**



TO LET

Upper Richmond Road, Putney, SW15

£2,200 Per Month

Per Month

Well presented two double bedroom flat to rent located in Central Putney. The property comprises two double bedrooms, modern kitchen and bathroom and a good sized reception room.



Two Double Bedrooms



One Bathroom



Large Reception Room



Modern Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £507.69



Putney Train Station



Putney High School



Central Putney



Furnished



Minimum Term 12 Months / Deposit £2538.46



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

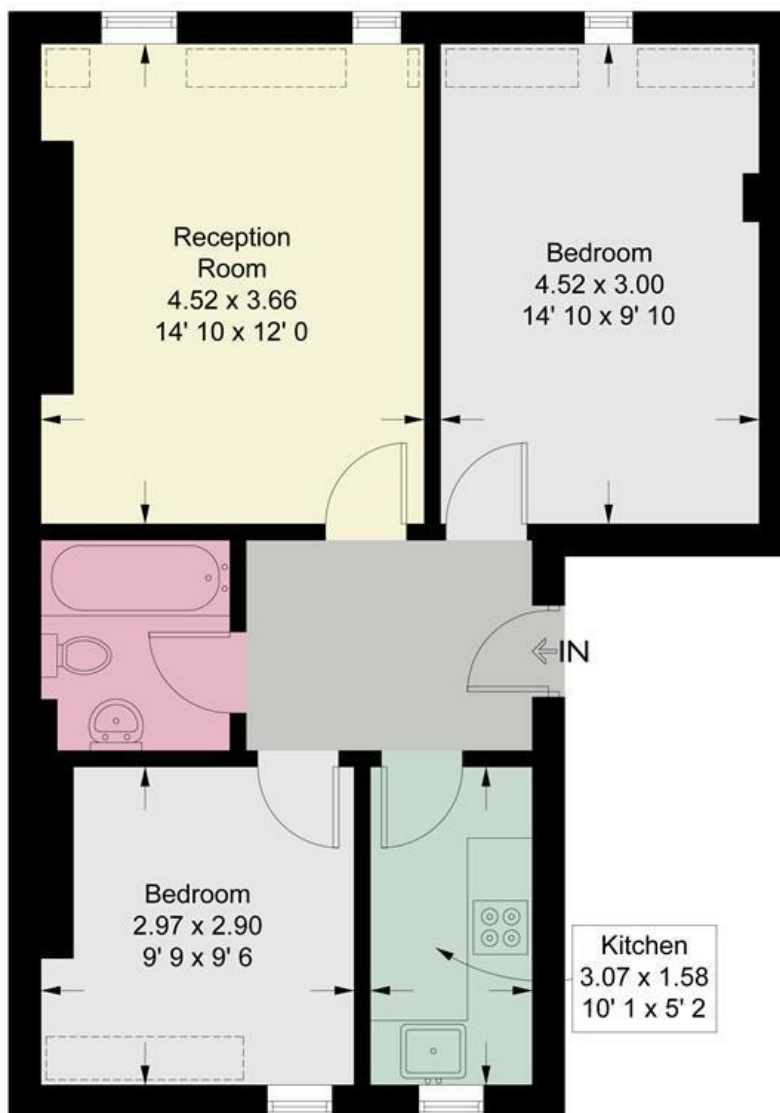
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 568 sq ft / 52.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 25 sq ft / 2.3 sq m
 Total = 593 sq ft / 55.1 sq m



= Reduced headroom below 1.5m / 5'0



Third 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		66	68
(39-54) E			
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

