



**JAMES
ANDERSON**



TO LET

Colinette Road, London, SW15

£2,800 Per Month

Per Month

Lovely three double bedroom top floor flat to rent to central Putney. The property comprises a spacious reception / dining room, three double bedrooms, family bathroom and a brand new fitted kitchen.

Located in a very desirable and residential part of West Putney just off Howards Lane the flat offers excellent access to Upper Richmond Road and Putney High Street and its many shops, bars and restaurants. Putney Station, East Putney Station and the River Thames are within easy reach



Three Double Bedrooms



Modern Bathroom



Large Bright Reception Room



Modern Kitchen



EPC D / Council Tax F / Holding Deposit £646.15



Putney Train Station



Putney High School



Excellent Storage



Available Now



Minimum Term 12 Months / Deposit £3230.76

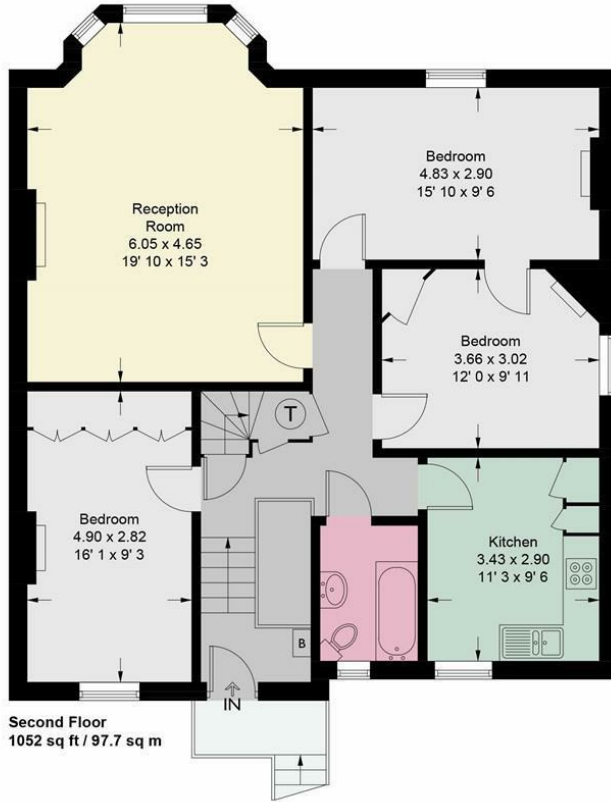


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

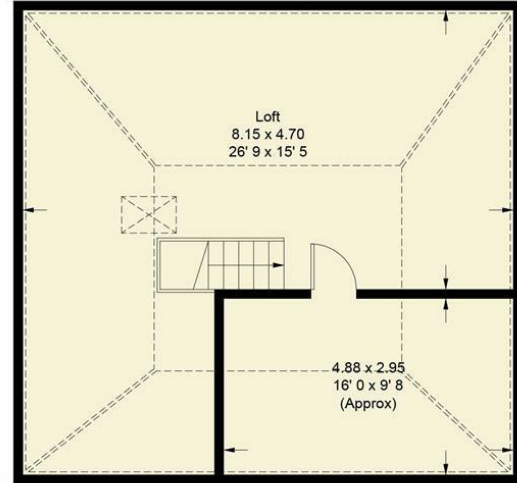
0208 785 4400

Colinette Road

Approximate Gross Internal Area = 1231 sq ft / 114.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 516 sq ft / 47.9 sq m
 Total = 1747 sq ft / 162.3 sq m



= Reduced headroom below 1.5m / 5'0"



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

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		
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England & Wales	EU Directive 2002/91/EC	

