



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, London, SW15

## £3,200 Per Month

Per Month

SHORT OR LONG LET - A beautifully presented two double bedroom split level flat to rent in Central Putney. The property has been finished to a high standard throughout and comprises with two bedrooms (one with an en-suite bathroom) and a large bright open plan reception/modern kitchen room with a spacious private garden.

Upper Richmond Road is moments from Putney High Street, offering a fantastic location on the doorstep of a wealth of popular shops, cafes, pubs and restaurants. A range of green spaces, and East Putney Station, are close by.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception Room



Modern Kitchen



EPC - C / Council Tax Band D / Holding Deposit £738.46



Putney Station Close By



Putney High School



Furnished



Large Private Garden



Minimum 4 Month Term / Full Deposit £3692.30

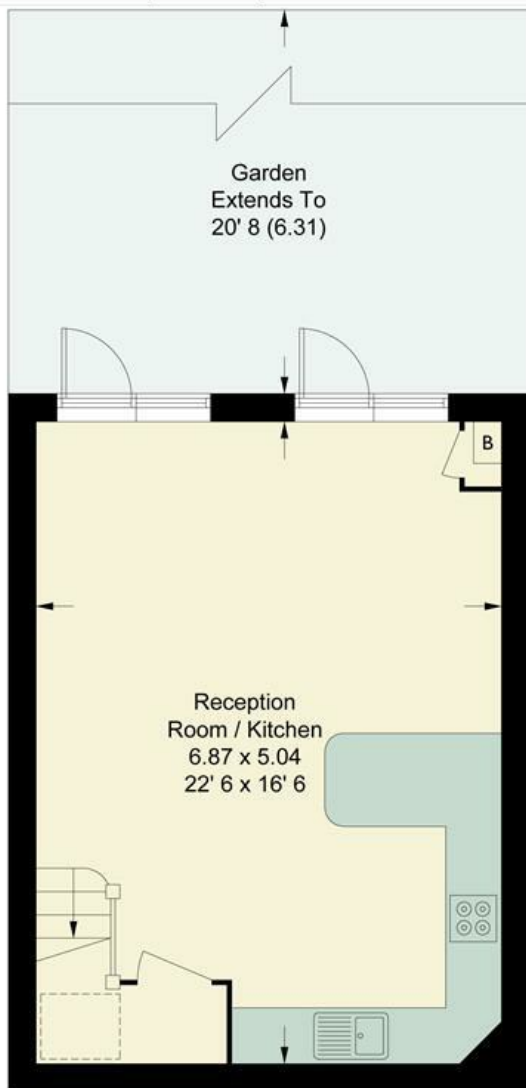


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Upper Richmond Road

Approximate Gross Internal Area = 758 sq ft / 70.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 764 sq ft / 70.9 sq m



**Lower Ground Floor**  
 374 sq ft / 34.7 sq m  
 (Including Reduced Headroom)



**Ground Floor**  
 390 sq ft / 36.2 sq m

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

