



**JAMES  
ANDERSON**



## TO LET

Bendemeer Road, Putney, SW15

## £2,600 Per Month

Per Month

A lovely period conversion apartment in a sought after residential road just off the Lower Richmond Road. The property is split over two floors and comprises two large double bedrooms, a family bathroom with shower and a further en suite shower room. The kitchen is spacious, well equipped and has plenty of storage. The large reception room has wooden floors, a big bay window and a period fire place. The principle bedroom is on the top floor and has an en suite shower room and walk in wardrobe. There is also a lovely private garden which is accessible directly from the apartment. The decorative condition is excellent and modern. The flat is only a short walk from Putney Bridge, Putney High Street, Barnes station and common.



Two Double Bedrooms



Bathroom and En-Suite Shower Room



Private Garden



Large Bright Reception



EPC E / Council Tax Band E / Holding Deposit £600



Period Conversion



Unfurnished



River Thames



Split Level



minimum Term 12 months / Deposit £3000



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

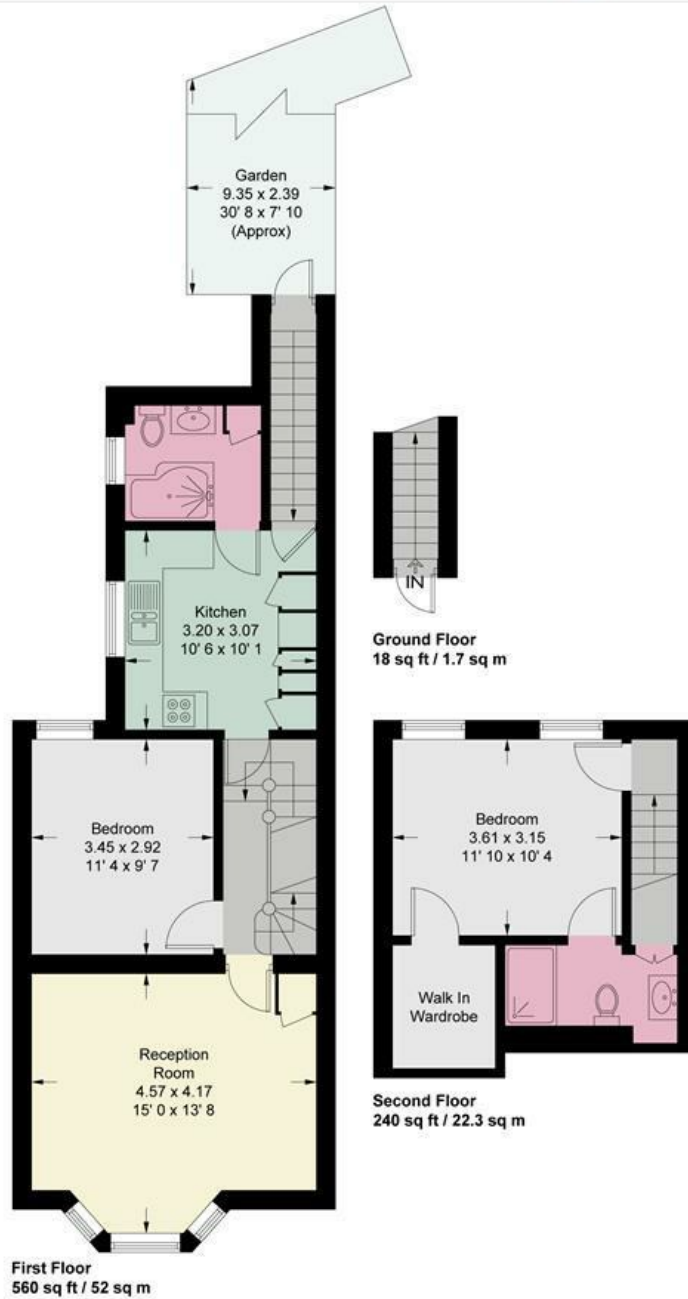
0208 785 4400

# Bendemeer Road

Approximate Gross Internal Area = 818 sq ft / 76 sq m



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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) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

