



**JAMES
ANDERSON**



TO LET

Huntingfield Road, Putney, SW15

£3,500 Per Month

Per Month

A charming three bedroom cottage located in the ever popular Dover House conservation area. The spacious accommodation comprises of a large living room, modern fitted kitchen with all appliances, two double bedrooms, one single bedroom, a family bathroom with separate W/C and a guest WC on the ground floor. The property benefits from a large private garden, excellent storage facilities and free parking. Located within walking distance of Barnes station as well as being easily accessible to all amenities in Putney.



Lovely Terraced House



Three Bedrooms



Large Lounge



Modern Fitted Kitchen



EPC D / Council Tax E / Holding Deposit £692.30



Excellent Storage



Barnes Station



Private Garden



Great Location



Minimum Term 12 Months / Deposit £4038.46



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

0208 785 4400

Huntingfield Road

Approximate Gross Internal Area = 863 sq ft / 80.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m
 Store = 17 sq ft / 1.6 sq m
 Total = 887 sq ft / 82.5 sq m

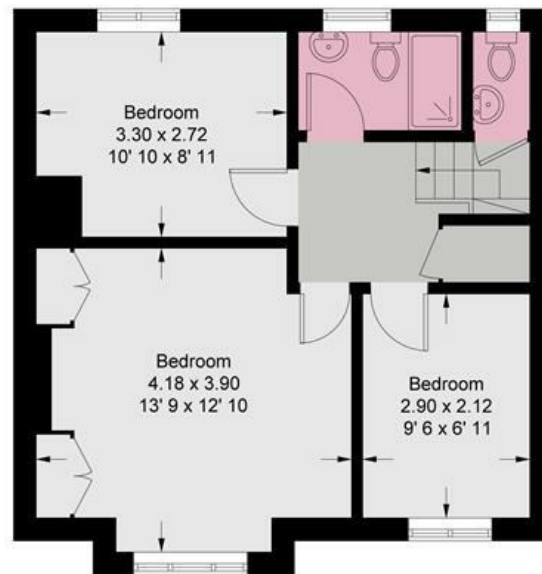


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Ground Floor
 413 sq ft / 38.4 sq m
 (Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



First Floor
 457 sq ft / 42.5 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		59	65
(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		

