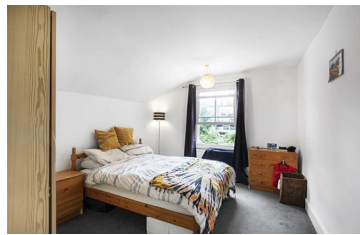




**JAMES  
ANDERSON**



## TO LET

Norroy Road, Putney, SW15

## £1,600 Per Month

Per Month

A spacious, conversion flat, which is located just moments from Putney High Street and is just a stroll to the transport links, restaurants and shops that Putney has to offer. The property comprises bright, dual aspect, lounge/ diner, fitted kitchen, spacious double bedroom and bathroom with over bath shower.



One Bedroom



One Bathroom



One Reception Room



Separate Kitchen



EPCD / Council Tax D / Holding Deposit £369.23



Putney Train Station



Putney High School



Close to River Thames



Furnished



Minimum Term 12 Months / Deposit £1846.15



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

0208 785 4400

# Norroy Road

Approximate Gross Internal Area = 597 sq ft / 55.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 81 sq ft / 7.5 sq m  
 Total = 678 sq ft / 62.9 sq m



**JAMES  
ANDERSON**

= 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	<b>66</b>
(55-68) <b>D</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>		<b>66</b>	<b>74</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		

