



**JAMES  
ANDERSON**



## TO LET








West Hill, London, SW15

## £2,950 Per Month

Per Month

Rent Inclusive of Gas, Electric and Broadband! Newly refurbished two double bedroom property to rent with a communal garden and off street parking.

The property is located on West Hill within close proximity of East Putney underground station and Putney mainline station. Southfields village is also around the corner with a lovely array of restaurants, cafes, and shops.

-  Two Double Bedrooms
-  Modern Bathroom Room
-  Open Plan Reception
-  Modern Kitchen
-  EPC C / Council Tax D / Holding Deposit £680.76
-  Putney Train Station
-  Putney High
-  Communal Garden
-  Off Street Parking
-  Minimum Term 12 Months / Deposit £3403.84



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

0208 785 4400

# West Hill

Approximate Gross Internal Area = 625 sq ft / 58.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 69 sq ft / 6.4 sq m  
 Total = 694 sq ft / 64.5 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

