



**JAMES
ANDERSON**



TO LET

Erpingham Road, Putney, SW15

£2,750 Per Month

Per Month

New to the market, a rarely available two bedroom ground floor apartment with a private garden and off street parking located on the corner of Erpingham Road, West Putney. Draco gate is highly regarded and well maintained throughout, this particular apartment measures 1150 sq ft, very spacious indeed, the reception room is a particular feature measuring 21 ft with access to a south facing garden. Both bedrooms are double rooms featuring fitted wardrobes, the main bedroom has an en-suite.

Located on the Lower Richmond Road where there are a number of lovely restaurants and bars, outstanding schools, and very close to both Putney Common and the River Thames. Putney Bridge underground station is within walking distance, as is Putney mainline station. The 22 bus from Piccadilly Circus/Knightsbridge and the Kings Road is a two minute walk away, and the River Taxi from Putney Pier to the City is close by to this fantastic property.



Two Double Bedrooms



Two Bathrooms



Large Reception Room



Kitchen Breakfast Room



EPC C / Council Tax F / Holding Deposit £634.61



Barnes



Hotham Primary



Private Garden



Off Street Parking



Minimum Term 12 Months / Deposit £3173.07



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

0208 785 4400



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

