



JAMES
ANDERSON



TO LET

Upper Richmond Road, London, SW15

£3,800 Per Month

Per Month

A fantastic, penthouse apartment in central Putney offers fantastic views and two balconies. The property is immaculately presented throughout and comprises of an open plan reception area with a designer fitted kitchen and a bright dual aspect lounge/diner with doors opening onto a private balcony.

With two double bedrooms, the principal bedroom offers built in wardrobes, ensuite shower room and doors leading onto it's own private outside space. The second double bedroom also benefits from an ensuite shower and you'll also find a separate third bathroom finished to an excellent standard.

Just moments from Putney Mainline station and the amenities of Putney High Street, the property is extremely well situated yet quiet as it's situated on the top floor of a modern building..



Two double bedrooms



Three Bathrooms



Open Plan Reception Room



Designed Fitted Kitchen



EPC C/Wandsworth Council/Holding Deposit £876.92



Putney Mainline Station



Putney High School



Two Balconies



Modern Finish



12 Months/Deposit £4384.61



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

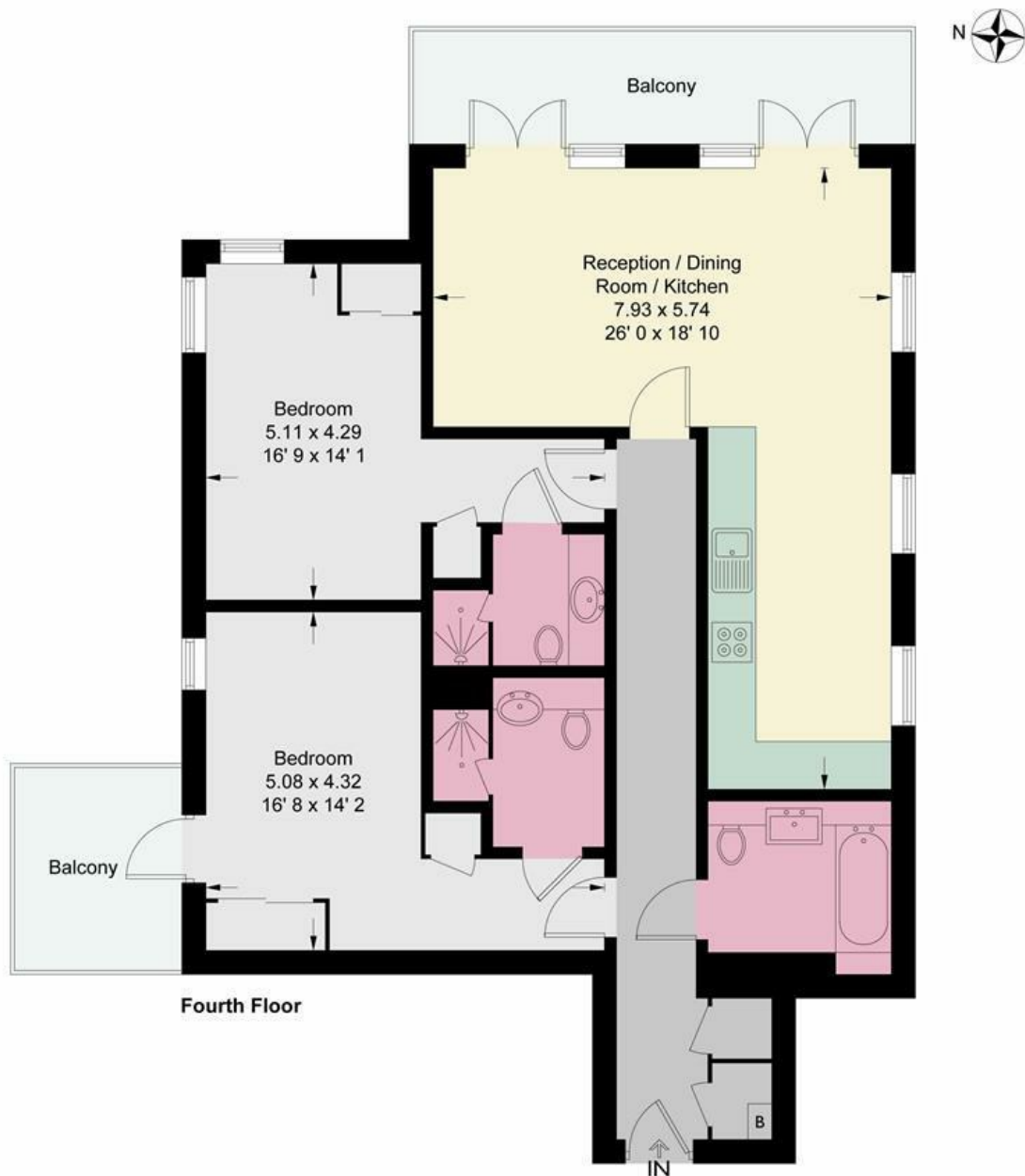
0208 785 4400

Upper Richmond Road

Approximate Gross Internal Area = 964 sq ft / 89.6 sq m



**JAMES
ANDERSON**



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	74
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	

