



ROSSDALE ROAD LONDON SW15
£7,500 PER MONTH AVAILABLE 05/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rossdale Road London SW15

£7,500 Per Month
Unfurnished

 **5 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

Five bedrooms, Two reception rooms, Open plan kitchen/dining/entertaining space, Two bathrooms, Downstairs cloakroom, Cellar/Utility room, Garden, Council Tax Band G

Council Tax

Council Tax Band G

Hamptons

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{ STUNNING DETACHED FAMILY HOME IN WEST PUTNEY – EPC: D

The Property

A stunning detached family home located on this much sought-after residential road in the heart of West Putney. The house boasts a lovely, bright front reception room with sliding period doors leading onto a further family room/TV room, fantastic kitchen and dining area with doors leading out onto a large private west-facing garden. There is also a downstairs cloakroom and a cellar/utility room. The first floor of the house boasts the stunning master suite with adjacent dressing room and beautiful en suite bathroom and there is also a further large double bedroom on this floor. On the top floor you will find three further bedrooms and a further bathroom. Available August 2022 on an unfurnished basis.

Outside

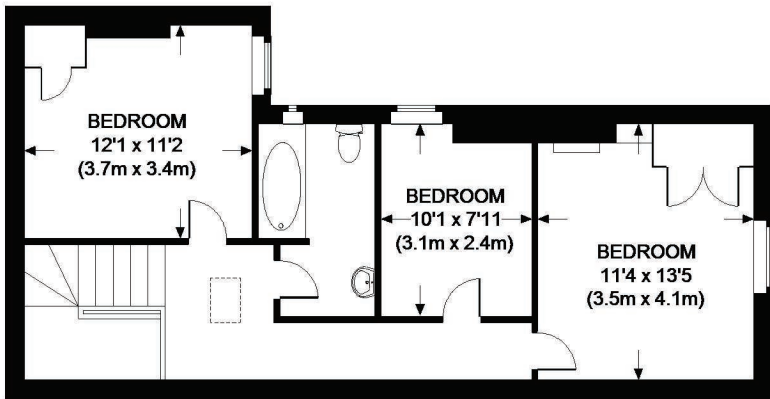
Stunning west-facing garden

Location

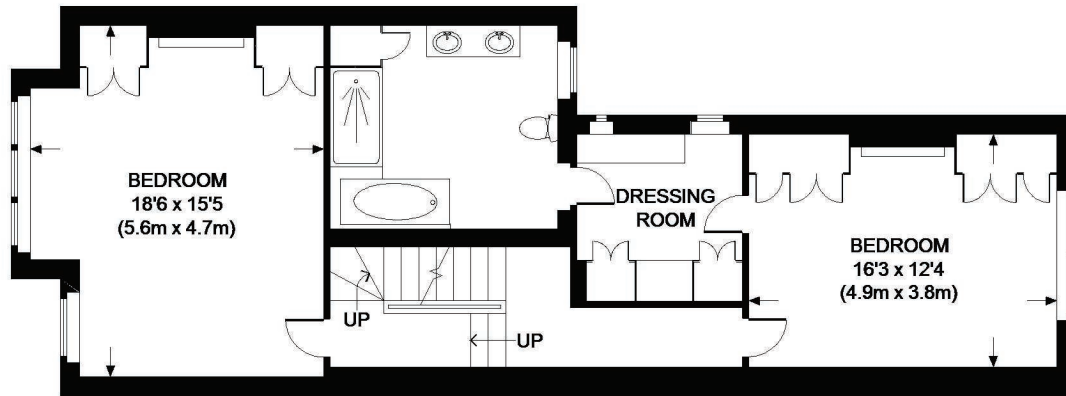
Located on a quiet residential road in the heart of West Putney



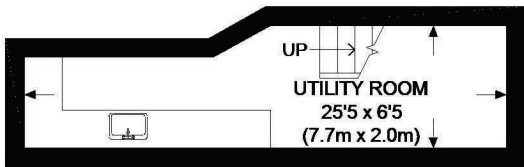
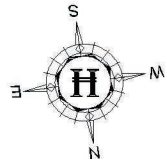
ROSSDALE ROAD, SW15



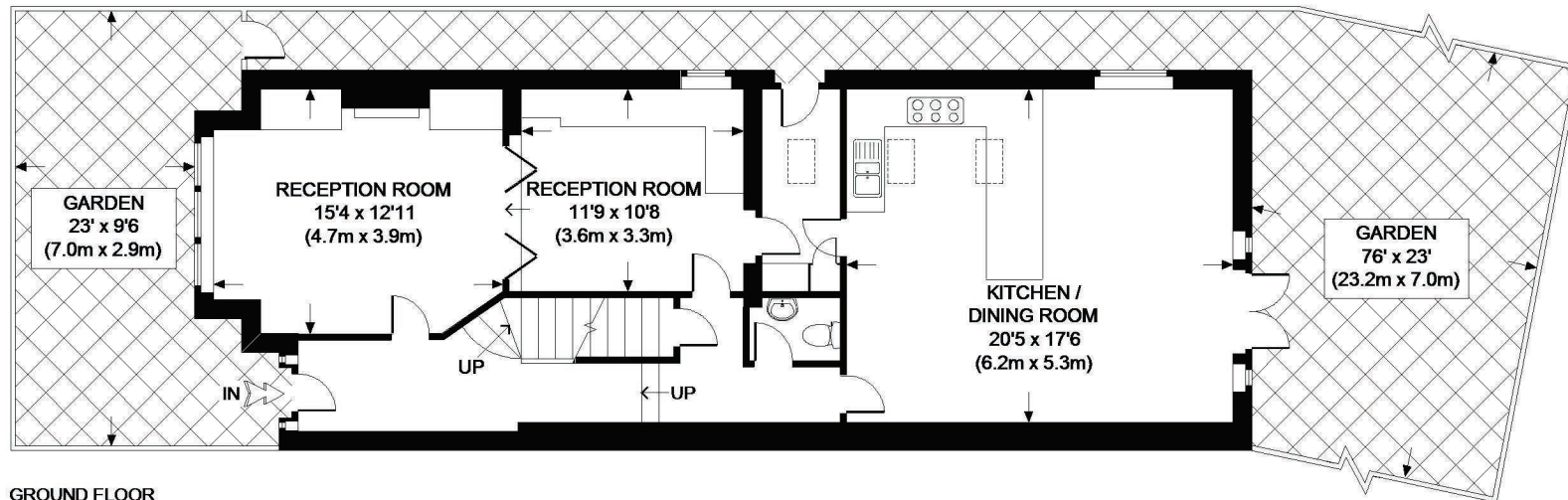
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA =
 LOWER GROUND FLOOR = 144 SQ. FT. (13.4 SQ. M.)
 GROUND FLOOR = 927 SQ. FT. (86.1 SQ. M.)
 FIRST FLOOR = 805 SQ. FT. (74.8 SQ. M.)
 SECOND FLOOR = 579 SQ. FT. (53.8 SQ. M.)
 TOTAL = 2455 SQ. FT. (228.1 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Reasonable	C		
Below Average	D		
Poor	E		66
Very Poor	F	43	
Extremely Poor	G		

For single office, high-rising units
 England & Wales
 EU Directive 2002/91/EC

