

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## TFF UNIT 8, ST GEORGES COURT 131 PUTNEY BRIDGE ROAD, LONDON SW15 2PA

LOCATED RIGHT ON THE RIVER AND OVERLOOKING WANDSWORTH PARK IS THIS VERY BRIGHT, MODERN THREE-BEDROOM FLAT ON PUTNEY BRIDGE ROAD.

FEATURING THREE BEDROOMS, A FAMILY BATHROOM AND AN OPEN-PLAN KITCHEN/LIVING ROOM, THIS FLAT WOULD BE PERFECT FOR PROFESSIONAL SHARERS OR EVEN A YOUNG FAMILY.

PUTNEY BRIDGE ROAD IS A TRULY GREAT LOCATION. SITTING ON THE PARK AND THE THAMES, THE FLAT IS FLOODED WITH BOTH GREAT VIEWS AND NATURAL LIGHT. EAST PUTNEY STATION ON THE DISTRICT LINE IS ALSO CLOSE BY, AS WELL AS PUTNEY MAINLINE STATION AND ALL THE AMENITIES THAT PUTNEY HIGH STREET HAS TO OFFER.

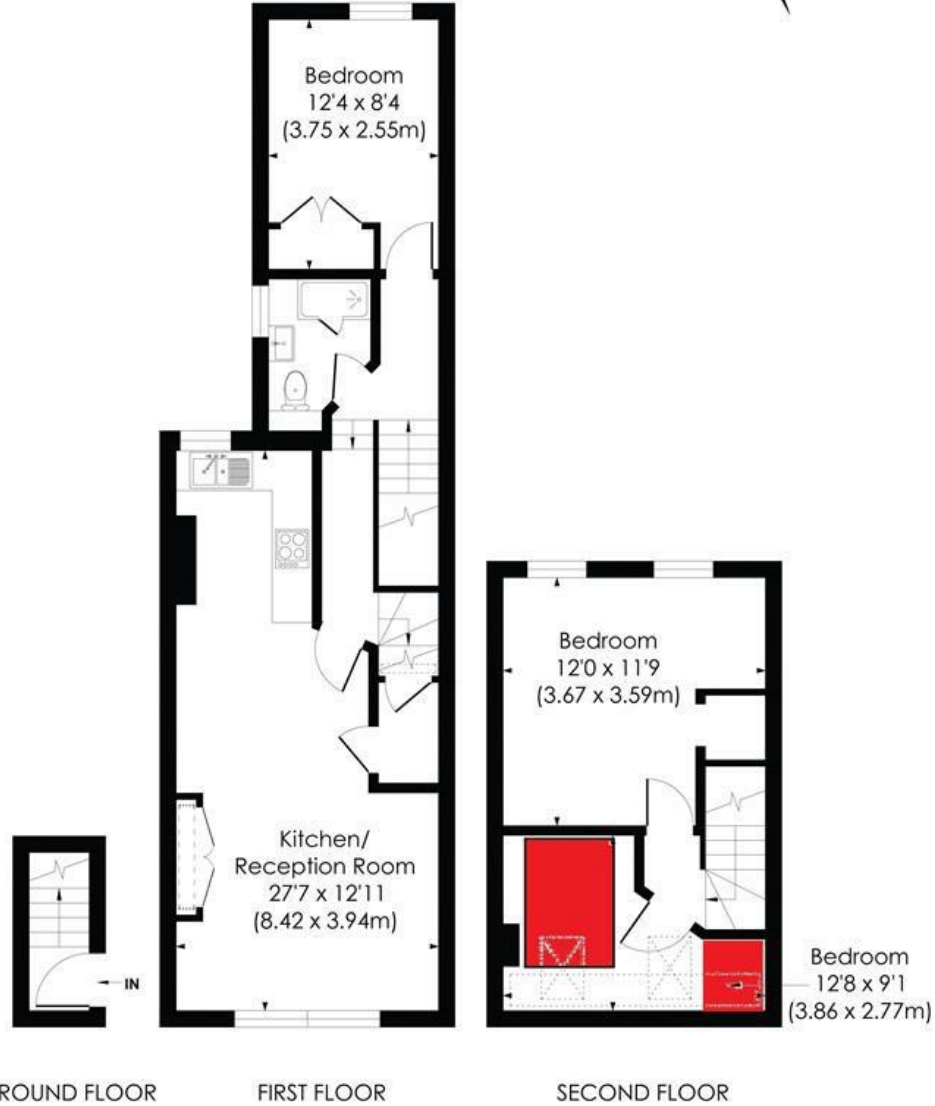
CALL LDB NOW TO AVOID MISSING OUT

- OPEN PLAN KITCHEN/LOUNGE
- AMAZING LOCATION
- MODERN THROUGHOUT

**£3,025 PER CALENDAR MONTH**

# PUTNEY BRIDGE ROAD, SW15

Approx. Gross Internal Floor Area  
807 Sq. ft/75.00 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	