



**JAMES  
ANDERSON**



## TO LET

Montserrat Road, Putney, SW15

## £2,395 Per Month

Per Month

An exceptionally well presented two double bedroom split level conversion flat boasting attractive living space and two bathrooms. The property comprises a wonderful open-plan living space which incorporates a modern kitchen with integrated appliances, a light and airy master bedroom with built in storage and a fantastic en-suite shower room, second double bedroom and a stylish family bathroom. Montserrat Road is moments from the scenic banks of the River Thames and the exceptional range of shops, bars and restaurants on Putney High Street. Nearby transport links include Putney, Putney Bridge and East Putney stations.

DISCLAIMER: Please note this property is owned by the Owners of James Anderson Estate Agents. In order to avoid any conflict of interest this notice is included in the details to ensure that prospective tenants are aware of this in order to make an informed decision about the property.

-  Two Double Bedrooms
-  Two Bathrooms
-  Bright Reception
-  Modern Open Plan Kitchen
-  EPC B / Council D / Holding Deposit £552.69
-  Putney Train Station
-  Putney High School
-  Close to High Street
-  Juliet Balcony
-  Deposit £2763

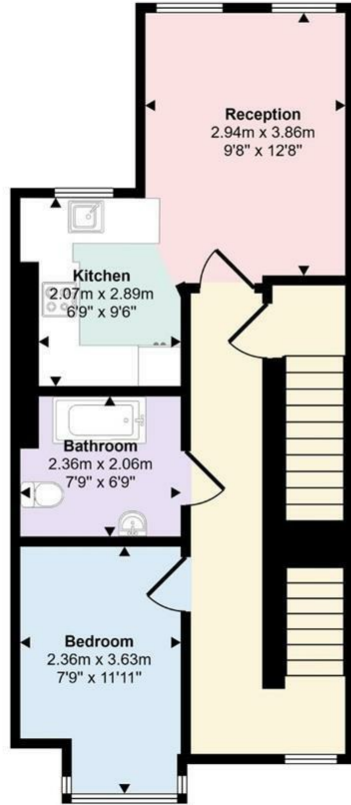


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

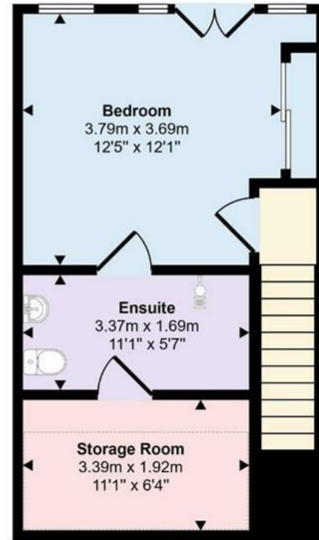
0208 785 4400

Approx Gross Internal Area  
81 sq m / 870 sq ft

**Flat 1 2, Montserrat Road  
London SW15**



**Ground Floor**  
Approx 48 sq m / 516 sq ft



**First Floor**  
Approx 33 sq m / 354 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>83</b>

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

