



JAMES
ANDERSON



TO LET

Felsham Road, London, SW15

£3,250 Per Month

Per Month

A beautifully presented first-floor period maisonette offering bright and spacious accommodation, along with the added benefit of a private garden.

The property comprises two bedrooms, a spacious reception room, a modern fitted kitchen and a generous family-size bathroom. Offered part furnished, the landlord will be leaving a sofa bed, dining table and chairs, and a bed.

Ideally positioned in a convenient Putney location, the property is well placed for local shops, amenities and transport links. Available from the end of September at £3,250 pcm, this is a fantastic opportunity to secure a characterful home with excellent living space and its own private outdoor area.

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|--|---|
|  Two bedroom |  Putney Station |
|  One bathroom |  Excellent local schools |
|  Spacious reception room |  River Thames |
|  Modern fitted kitchen |  Private garden |
|  EPC C Council Tax E Holding deposit £750 |  Deposit £3750 |



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

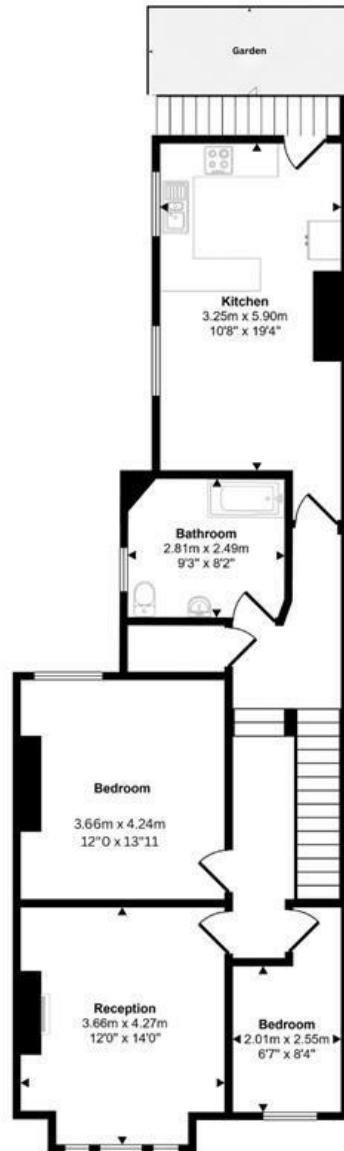
0208 785 4400



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Approx. Gross Internal Area 80 sq m / 864 sq ft approx.



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 inaccuracies. Representations only and not to be relied upon.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

