



JAMES  
ANDERSON



## TO LET

Felsham Road, Putney, SW15

**£2,400 Per Month**

Per Month

Immaculate two double bedroom period conversion in a sought after West Putney location. This property comprises two double bedrooms, one with ensuite, a further bathroom and beautiful fitted kitchen which opens to a spacious lounge. The property also benefits from wooden floors throughout and high spec fittings and fixtures. Located on Felsham Road minutes to both the British Rail, tube and High Street.

Two Bedroom

Two Bathroom

Bright Reception

Modern Kitchen

EPC B / Council Tax C / Deposit £553.84

Tube and Train Near By

Good Local Schools

Close to Shops and Green Spaces

Wooden Flooring

Deposit £2769.83



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

**0208 785 4400**



First Floor

## Felsham Road

Approximate Gross Internal Area = 666 sq ft / 61.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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		
<b>England &amp; Wales</b>	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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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