



JAMES
ANDERSON



TO LET

Lower Richmond Road, Putney, SW15

£1,900 Per Month

Per Month

A well presented two double bedroomed split level conversion flat in West Putney. The property comprises generous reception room, contemporary kitchen, two good-sized bedrooms and smart bathroom. Lower Richmond Road is ideally situated just moments from the many shops, bars and restaurants in Putney town centre and close to the green spaces and woodland walks of Barnes Common. Transport links include Putney and Putney Bridge stations.



Two Bedroom



One Bathroom



Reception Room



Fitted Kitchen



EPC E / Council Tax D / £438.46



Putney Train Station



Putney High School



River Thames



Available March



Deposit - £2192.30



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

0208 785 4400



Second Floor

Lower Richmond Road

Approximate Gross Internal Area = 638 sq ft / 59.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 20 sq ft / 1.9 sq m

Total = 658 sq ft / 61.1 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

