



JAMES  
ANDERSON



## TO LET

Wadham Road, London, SW15

**£2,595 Per Month**

Per Month

Stunning two double bedroom split level flat with private roof terrace.

A short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames is moments away.

Two Double Bedroom

Modern Bathroom

Bright Reception Room

Modern Kitchen

EPC Rating C / Council Tax C / Holding Deposit £598.84

East Putney Tube

Brandlehow

Roof Terrace

Wandsworth Park

Minimum Term 12 Months / Deposit £2994.23



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

**0208 785 4400**

APPROXIMATE GROSS INTERNAL (LIVING) AREA  
68.43 SQ.M / 737 SQ.FT



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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

