



JAMES  
ANDERSON



## TO LET

Huntingfield Road, Putney, SW15

**£3,200 Per Month**

Per Month

A charming three bedroom cottage located in the ever popular Dover House conservation area. The spacious accommodation comprises of a large living room, modern fitted kitchen with all appliances, two double bedrooms, one single bedroom, a family bathroom with separate W/C and a guest WC on the ground floor. The property benefits from a large private garden, excellent storage facilities and free parking. Located within walking distance of Barnes station as well as being easily accessible to all amenities in Putney.

Lovely Terraced House

Three Bedrooms

Large Lounge

Modern Fitted Kitchen

EPC D / Council Tax E / Holding Deposit £738.46

Excellent Storage

Barnes Station

Private Garden

Great Location

Minimum Term 12 Months / Deposit £3692.30



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

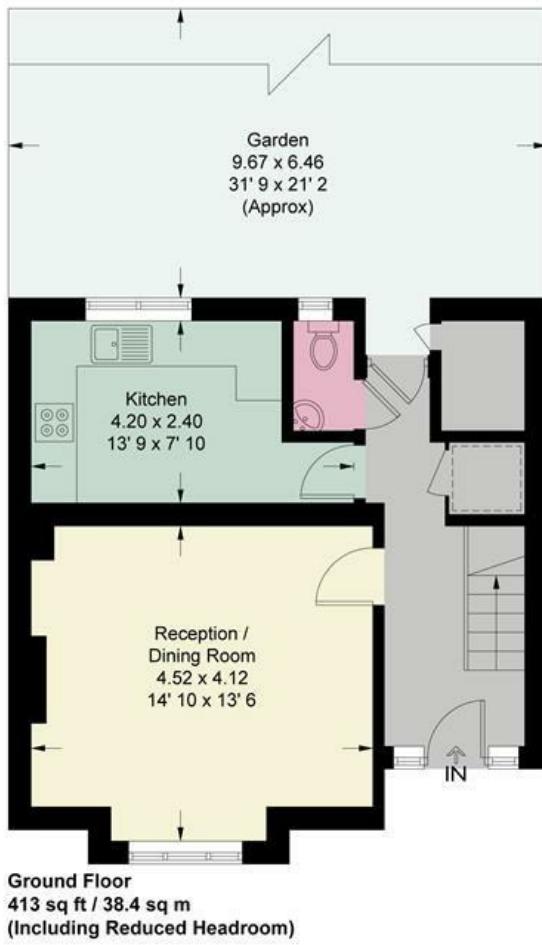
**0208 785 4400**

# Huntingfield Road

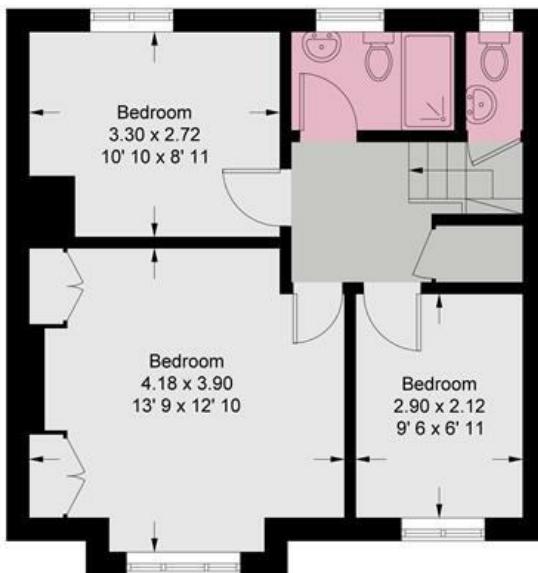
Approximate Gross Internal Area = 863 sq ft / 80.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Store = 17 sq ft / 1.6 sq m  
 Total = 887 sq ft / 82.5 sq m



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= Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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>	59	65
(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	

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	

