



SEYMOURGREEN
AT THE HEART ♥ OF YOUR MOVE

Erpingham Road, Putney, London, SW15

- ♥ Three Double Bedrooms
- ♥ Kitchen Breakfast Room
- ♥ 1220 Square Feet Over Two Floors
- ♥ Well Located for Transport
- ♥ Large Living Room
- ♥ Private Entrance

With 1220 sq feet of accommodation spread over two floors this spacious and well-presented maisonette comprises a large living room, three genuine double bedrooms, kitchen breakfast room, bathroom with modern suite and guest cloakroom. The property also benefits from its own front door and is part furnished. Erpingham Road is a delightful residential road which benefits from close proximity to a number of highly sought after schools, a wide range of transport links, the wide open spaces of Putney Common and the good selection of shops, bars and restaurants found on the Lower Richmond Road.

To Let: £2,950 per month

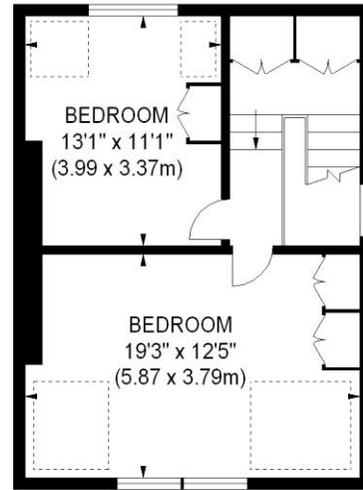


Seymour Green, 483 Merton Road, London SW18 5LE

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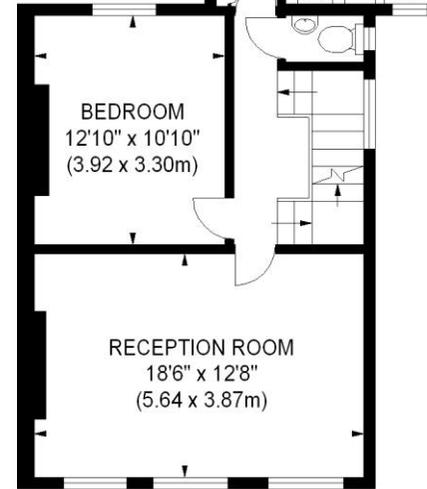
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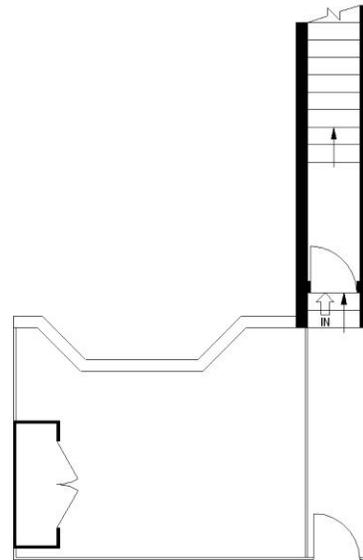
SECOND FLOOR



**KITCHEN/
BREAKFAST ROOM**
11'2" x 9'9"
(3.40 x 2.96m)



FIRST FLOOR



GROUND FLOOR ENTRANCE

APPROX. GROSS INTERNAL FLOOR AREA 1220 SQ FT / 113 SQ M

Illustration for identification purposes only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
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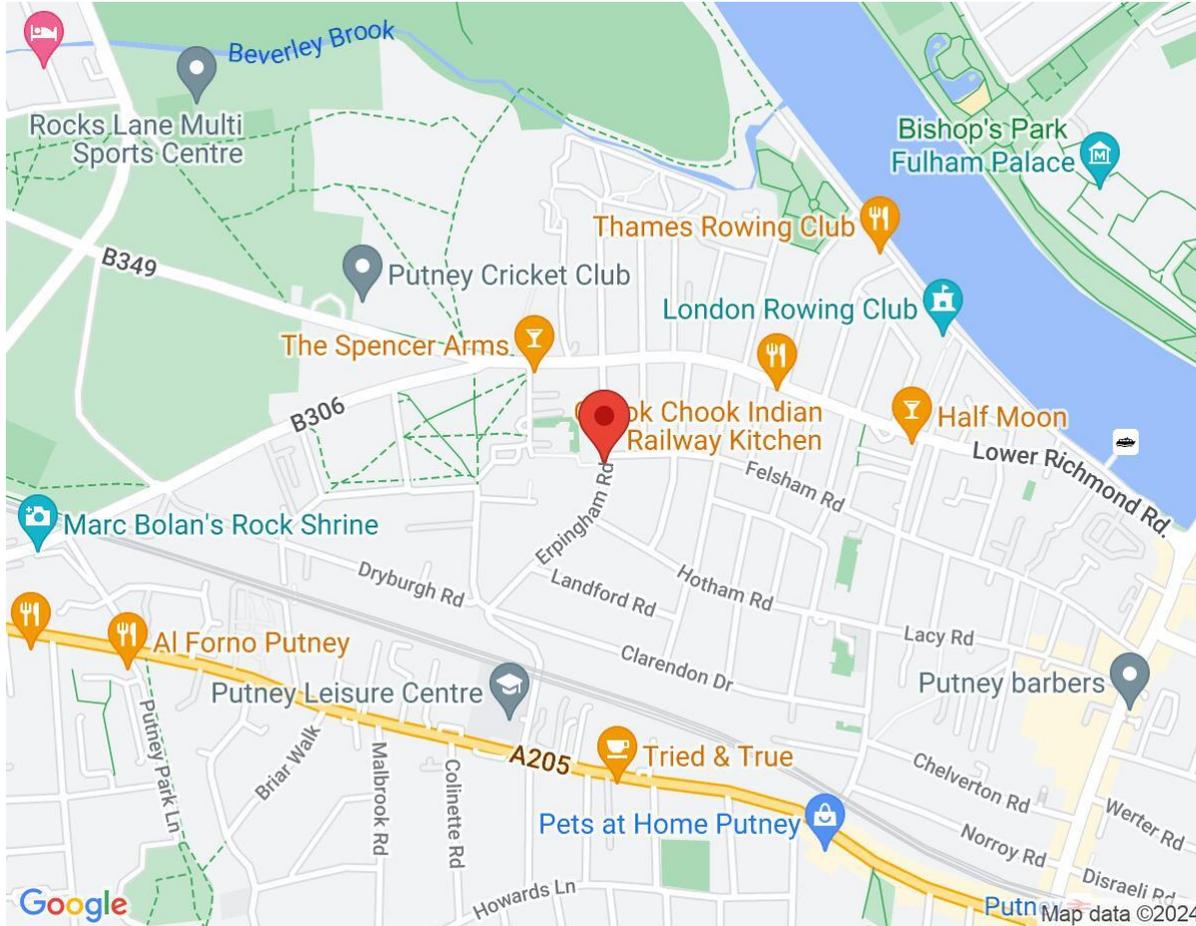




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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