



**SEYMOURGREEN**  
AT THE HEART ♥ OF YOUR MOVE

## Upper Richmond Road, Putney, London, SW15

- ♥ Excellent Condition
- ♥ Heart of East Putney
- ♥ Underground Parking
- ♥ Two Bathrooms
- ♥ Two Double Bedrooms
- ♥ 1 minute to East Putney Tube

A spacious 5th floor (with lift) flat presented in EXCELLENT CONDITION located in the heart of EAST PUTNEY just moments EAST PUTNEY STATION and an excellent selection of shops bars and restaurants. With TWO DOUBLE BEDROOMS AND TWO BATHROOMS this tremendous flat would suit either professional shares or a couple.

# To Let: £2,200 per month

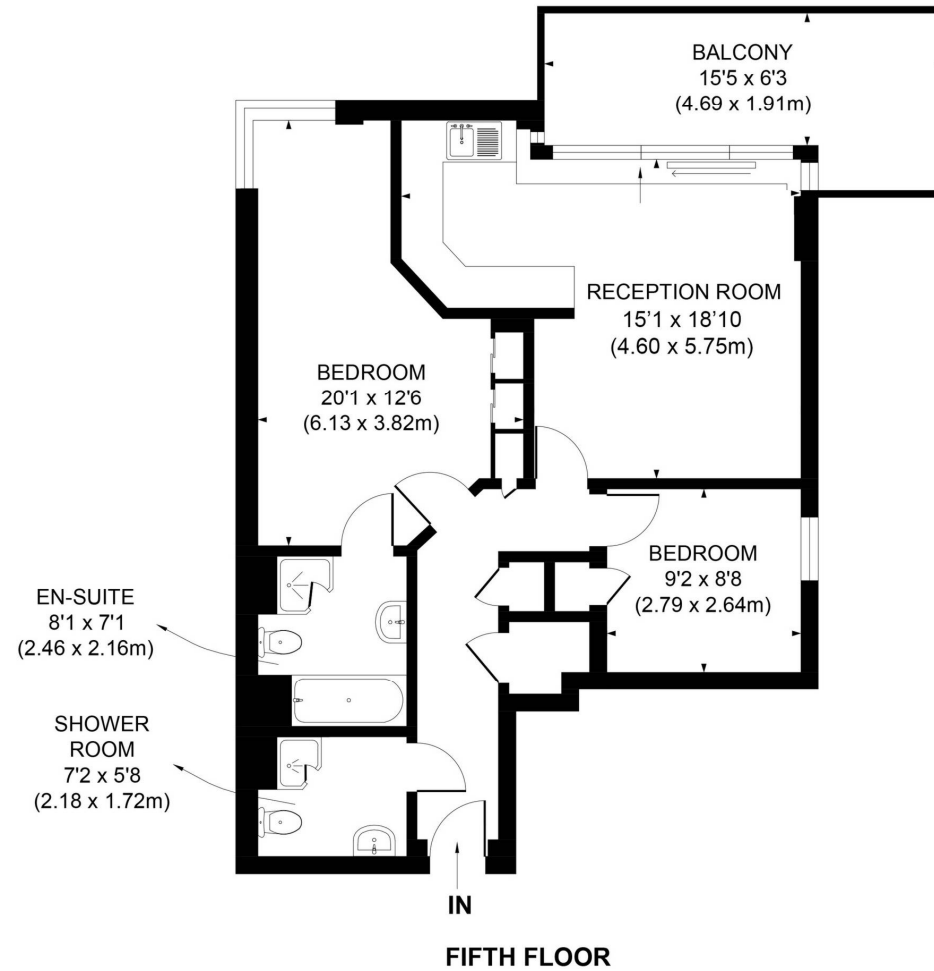


Seymour Green, 483 Merton Road, London SW18 5LE

T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk



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**APPROX. GROSS INTERNAL FLOOR AREA 744 SQ. FT / 69.13 SQ. M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118



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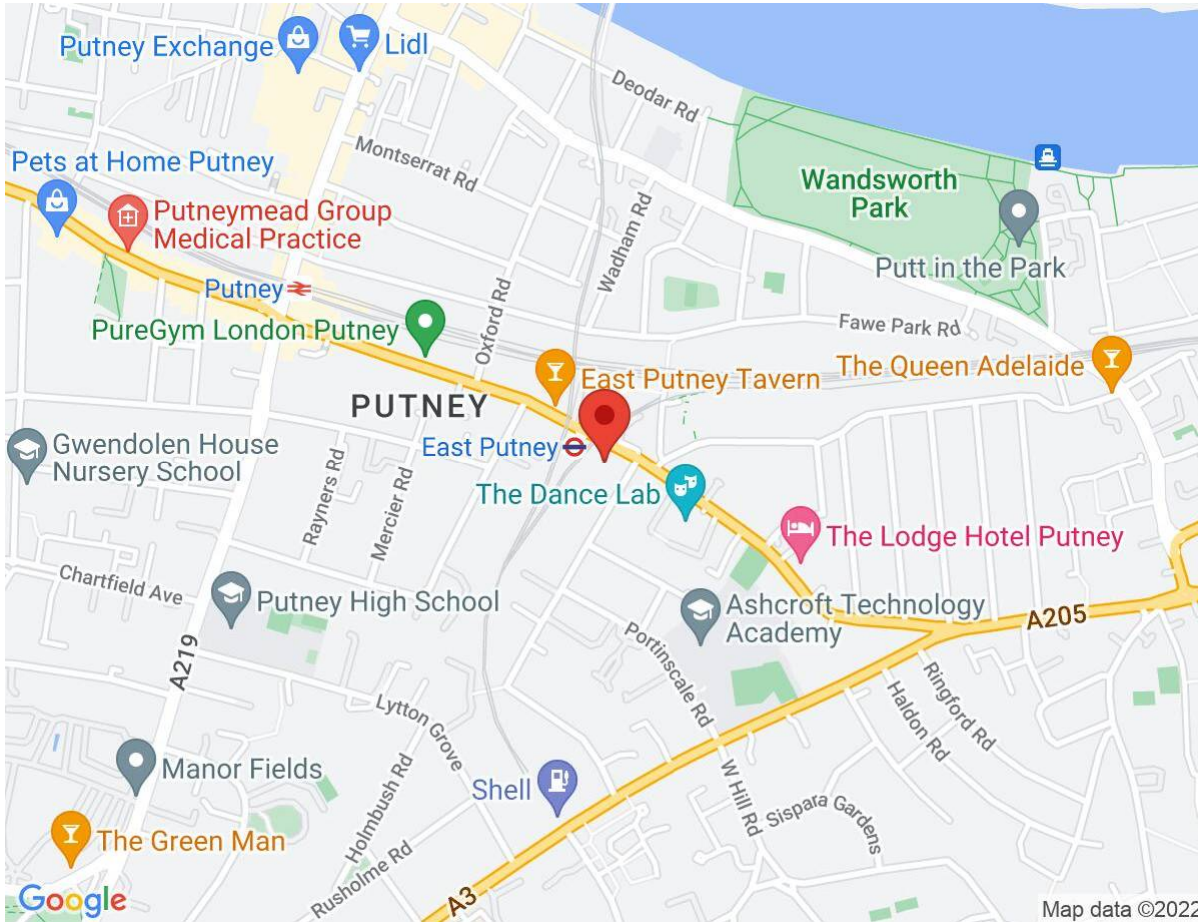


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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 77                      | 82        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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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