



Flat, Putney High Street, Putney  
**£1,550 pcm**

**Summary**

Brinkley's Estate Agents are delighted to offer this stunning, split-level, conversion flat above commercial premises in the heart of Putney, moments from Putney mainline station. Briefly comprising an entrance hall, reception room with open-plan, fully-fitted kitchen with appliances, one double bedroom with fitted wardrobes and a luxury shower room, a further

149 Arthur Road, Wimbledon Park, SW19 8AB  
168 Putney High Street, Putney, SW15 1RS  
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718  
T: 020 8785 3652  
T: 020 8944 2918



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



smaller single bedroom/study and bathroom/W.C. Further benefits include a large and sunny roof terrace to rear. Ideal for a professional couple, this property is available immediately as either furnished or unfurnished. Please call Brinkley's in Putney on (020) 8785 3652 for more details or to arrange a viewing.

Energy Efficiency Rating: F



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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	<b>35</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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	<b>51</b>
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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