



CARMALT GARDENS, LONDON, SW15
£1,950 PER MONTH UNFURNISHED

**A BRIGHT AND BEAUTIFULLY PRESENTED ONE BEDROOM FLAT
SITUATED ON THE TOP FLOOR OF A PERIOD BUILDING IN PUTNEY**

Putney | 020 8877 1000 | putney@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

This very spacious property has just been completely redecorated and recarpeted throughout and a new bathroom installed.

There is a large open-plan kitchen/reception room towards the front with wood flooring. At the rear is a generous double bedroom with built-in wardrobes. The modern bathroom with bath and shower over is adjacent.

Carmalt Gardens is located in the heart of West Putney and is a short walk from Putney Mainline Station and East Putney Underground. Also close at hand are the green, open spaces of Richmond Park and the Thames Path.

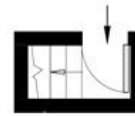
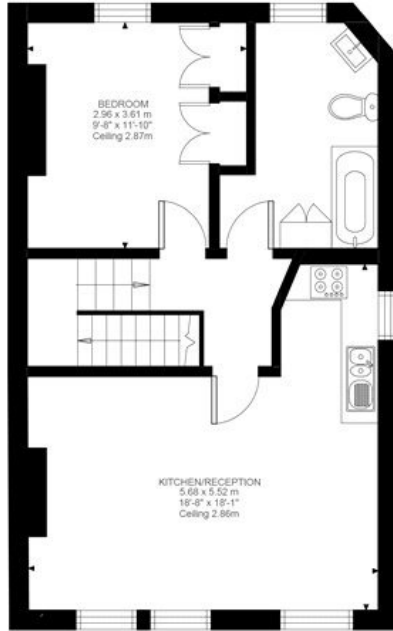
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Entrance To Second Floor
16 ft²

Second Floor
580 ft²

Carmalt Gardens, SW15
Approximate Gross Internal Area
55.38 SQ.M / 596 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
EU Directive 2002/91/EC			



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