



CAMBALT HOUSE, 44 PUTNEY HILL, LONDON, SW15
£2,750 PER MONTH UNFURNISHED

A well presented ground floor garden flat conveniently located just a short walk from Putney Railway Station with easy link to London Waterloo and Putney High Street

SUMMARY:

The property comprises of two double bedrooms, two bathrooms (one en-suite), a light modern fully fitted 'eat in' kitchen, spacious reception/dining room with doors out to the large private fully lit garden with decking area. Further benefits include private secure allocated off street parking, entry phone system and double glazing. CGI furniture used in some photography.

Putney | 020 8877 1000
196 Upper Richmond Road, London, SW15 2SH

Winkworth

for every step...

winkworth.co.uk





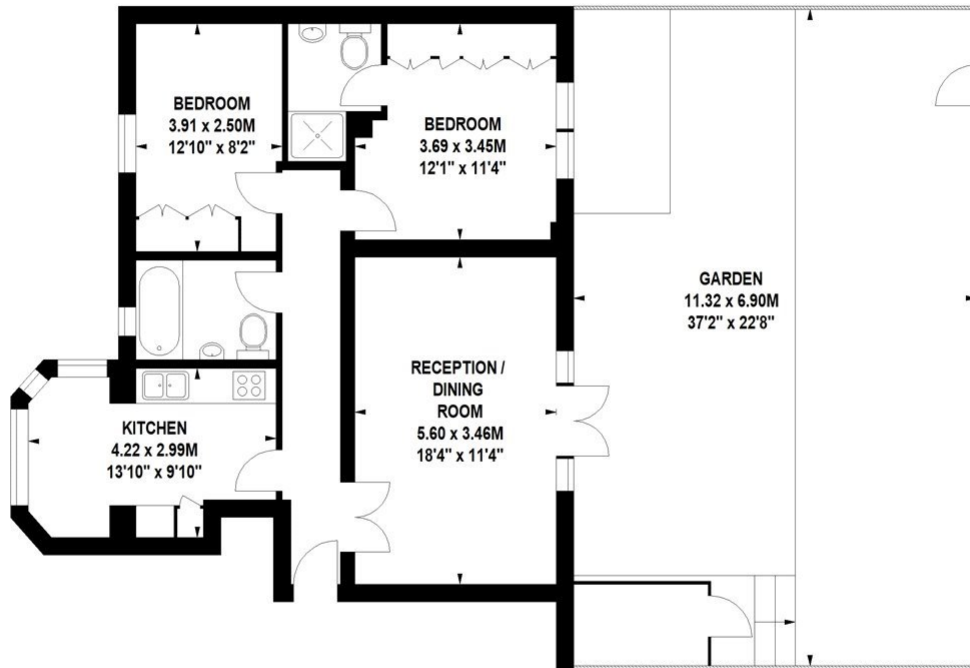
ACCOMMODATION

Long Let, 2 Bedrooms, 1 Reception Rooms, 2 Bathrooms, Flat/Apartment, Ground Floor, Garden, Off Street Parking, Town/City, Unfurnished, 764 Approx Sq Ft



Cambalt House, Putney Hill, SW15

Approximate Gross Internal Area 71 sq.m / 764 sq. ft



Ground Floor

Winkworth

020 8788 9295

Floor Plan produced by Mays Floorplans©
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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	
(92-100) A	
(81-91) B	
(69-80) C	76 77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Deposit: 1 week's rent

Holding Deposit: 5 weeks' rent

Council Tax Band: Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.