

## DEVONSHIRE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 585 SQ FT- 54.30 SQ M



### FOURTH FLOOR

Fuller Gilbert   
& Company Established 2001

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Putney Hill, Putney, SW15 6DJ

TO RENT £2,500 PCM



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for  
rent

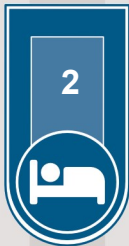
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THE LOCATION

Devonshire House is conveniently situated just off Putney Hill, which is within easy reach of the amenities of Putney High Street and Putney mainline station as well as East Putney Station (District Line) The open spaces of Putney Heath are also just a short walk away.



THE PROPERTY

A wonderful and contemporary two bedroom, 1 bathroom property within this popular development on Putney Hill. The flat comprises an dual aspect open plan kitchen/reception room, two bedrooms (main bedroom with built in wardrobes) and 1 single bedroom/office (family bathroom). The flat has the benefit of a private roof terrace and direct access to the larger communal roof terrace which has fabulous views over London.

In addition, Putney Square has a private gym, new landscaped communal gardens and a concierge service.

The development is a short walk from the amenities of Putney High Street.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.