



**PETRAS
PROPERTY**



7 Coalecroft Road, London, SW15 6LW

£6,950 Per month

A substantial, five bedroom semi detached family house in this desirable West Putney location.

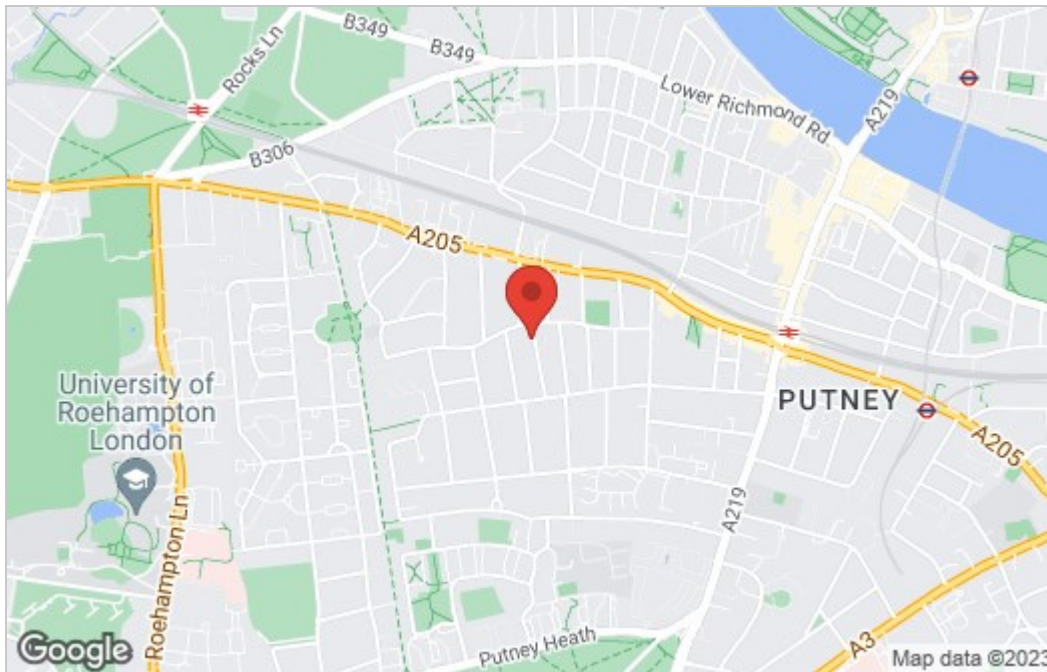
On the ground floor, the house comprises a large eat in kitchen, two reception rooms, a cloakroom and a separate utility room. The kitchen leads on to a lovely garden which also benefits from side access. Upstairs, there are five double bedrooms and three bathrooms split over two floors.

Coalecroft Road is a quiet road in Upper West Putney. Putney High Street is a short walk away with both Putney Mainline Station (National Rail) and East Putney Underground Station (District Line) offering swift West End and City communications. Putney High Street offers excellent multiple and specialist shopping facilities. Motorists are equally well served by the nearby A3.

The house has just been redecorated and is available to rent on a long term basis immediately.



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



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		
		77
	57	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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