



**DEODAR ROAD, LONDON, SW15**  
£3150 per month\*

**Carter Jonas**

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## **GROUND FLOOR FLAT, DEODAR ROAD, LONDON, SW15 2NJ**

- 2 double Bedrooms
- Private garden
- Off street parking
- Close to transport and all amenities
- Eat In Kitchen
- Available mid July 2025

### **THE PROPERTY**

Stunning, light and spacious ground floor two-bedroom garden flat in a super quiet location with private parking. Less than a minute's walk to the riverside park (the pedestrian entrance is situated just across Deodar Road) with its café, children's park and sports with direct access to the Thames Path connecting Richmond to Chelsea and beyond to Woolwich. The flat is 2-3 minutes' walk to Putney Bridge (access via Deodar Road) and Putney Wharf with its fitness centre, bars and restaurants; easy walking distance to Putney High Street with its shopping and transport connections (underground, Railway and buses) and Putney Pier – Thames Clippers to commute or access Chelsea to the City by boat – heavenly way to start the day. Putney is the home of many excellent schools both within the public and private sector.

The accommodation comprises two great size double bedrooms, one with small private decked new patio, both with built-in mirrored wardrobes. A beautiful open plan living/kitchen area with conservatory leading onto a landscaped sunny south facing garden. There are new carpets throughout, new CP Hart bathroom including bath and shower, eat-in kitchen including American style fridge freezer. There is a new 'buzz' in entry system. There is a cellar with ample storage. Off-street dedicated private parking at the front of the property. Available unfurnished Mid July.

**Stunning, light and spacious ground floor two-bedroom garden flat in a super quiet location with private parking. Less than a minute's walk to the riverside park Available end April 2025 on an unfurnished basis.**

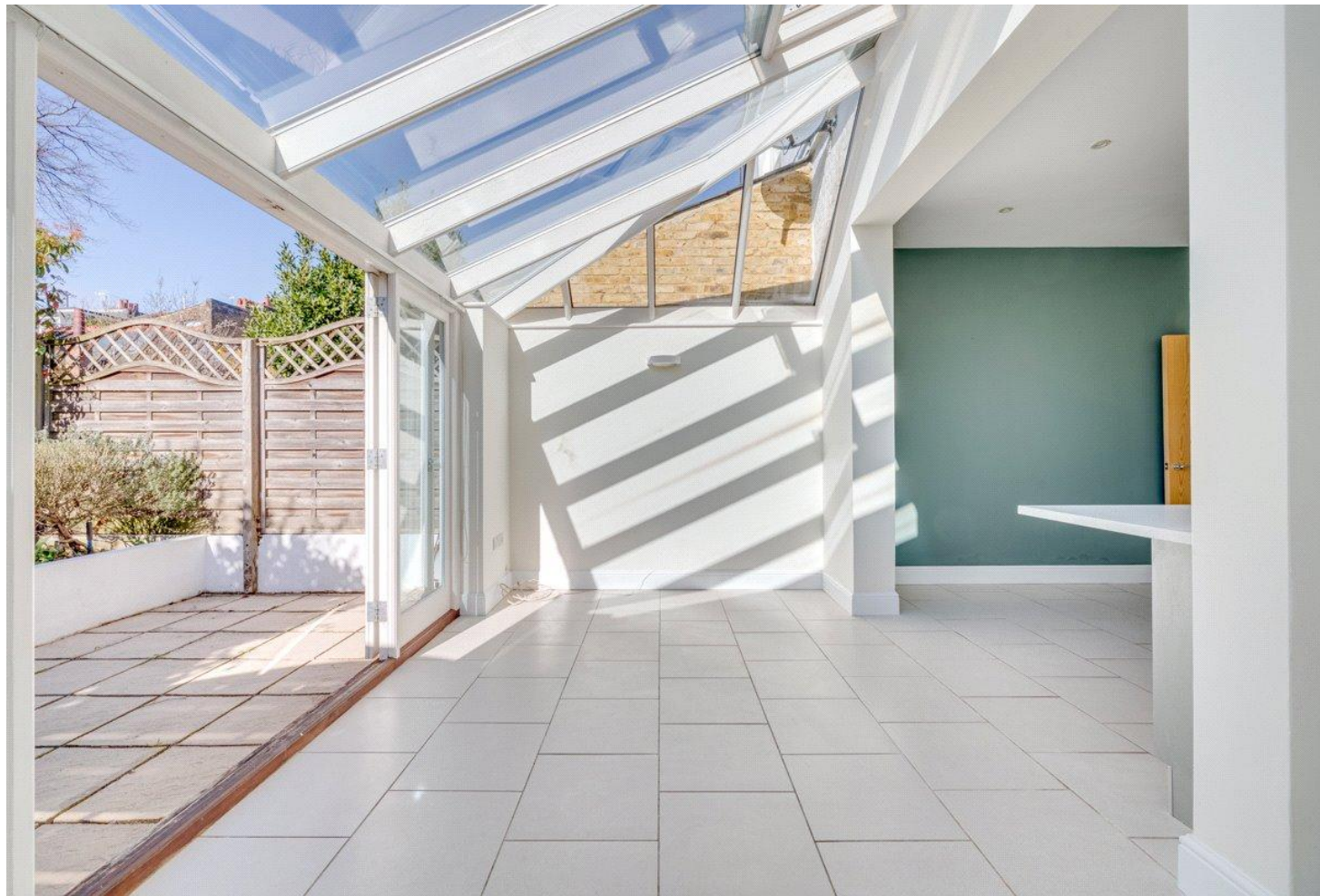


One week fee of intent = £726.92

Five weeks security deposit = £3634.61

Local Authority – Wandsworth Council

Council Tax Band D



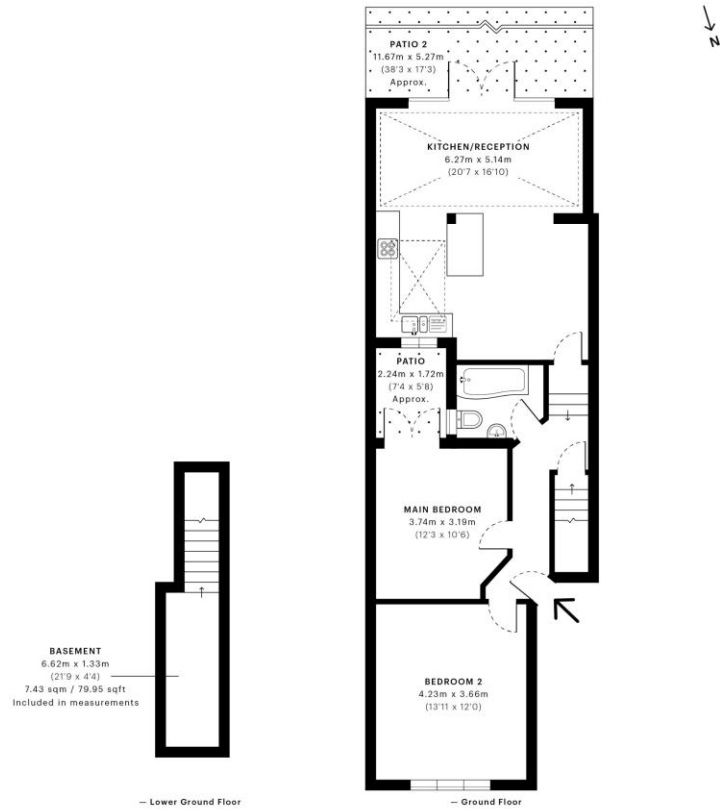
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Deodar Road, SW15

CAPTURE DATE 28/09/2020 LASER SCAN POINTS 26,509,218

GROSS INTERNAL AREA

78.70 sqm / 847.12 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
78.70 sqm / 847.12 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes mezzanines, restricted head height  
75.94 sqm / 817.41 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 78.84 sqm / 848.63 sqft  
IPMS 3C RESIDENTIAL 76.09 sqm / 819.03 sqft  
spec id: 5f6dc8d0b6b3ef0da7b9810d



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.  
\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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