



**JAMES  
ANDERSON**



# FOR SALE

**£220,000**

Plaza Gardens, London, SW15

40% Shared ownership

**\*\*Shared equity\*\*** A 677 Sq ft two bedroom modern apartment located in Walpole Lodge, Plaza Gardens, Putney. This well presented property is located on the fourth floor, flooded with tonnes of natural light and on the same floor at the communal roof terrace.

There are two double bedrooms, benefitting from stunning views of the city. The living space is great for entertaining with space to dine and a modern, fully equipped kitchen with integrated appliances. Residents of the development also benefit from a bike store and three communal roof terrace's with views of the city skyline. A particular feature of this apartment is it's proximity to the communal roof terrace. It is the closest apartment. To be sold with no onward chain. Plaza Gardens is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. Opposite East Putney underground station (District Line) and Putney mainline station is only a short walk away, with direct access into Waterloo.

100% share of equity £550,000 or 40% Share of equity available for £220,000.  
The 40% share of equity is subject to a monthly rent payable to housing association £599.11 per month.  
Leasehold, 119 years remain. Service Charge PA £4560.72. GR £250 PA, increasing every 25 years

In accordance with the estate agents act please note that the vendor of this property is related to an employee of James Anderson Estate Agents.

- Two Double Bedrooms
- Opposite East Putney Underground
- Modern Bathroom
- Superb Local Schools
- Open Plan Living
- Ideal buy to let or first time purchase
- Fully Equipped Modern Kitchen, Integrated Appliances
- No Chain
- EPC Rating B - Council Tax Band D - Leasehold
- 677 Sq Ft

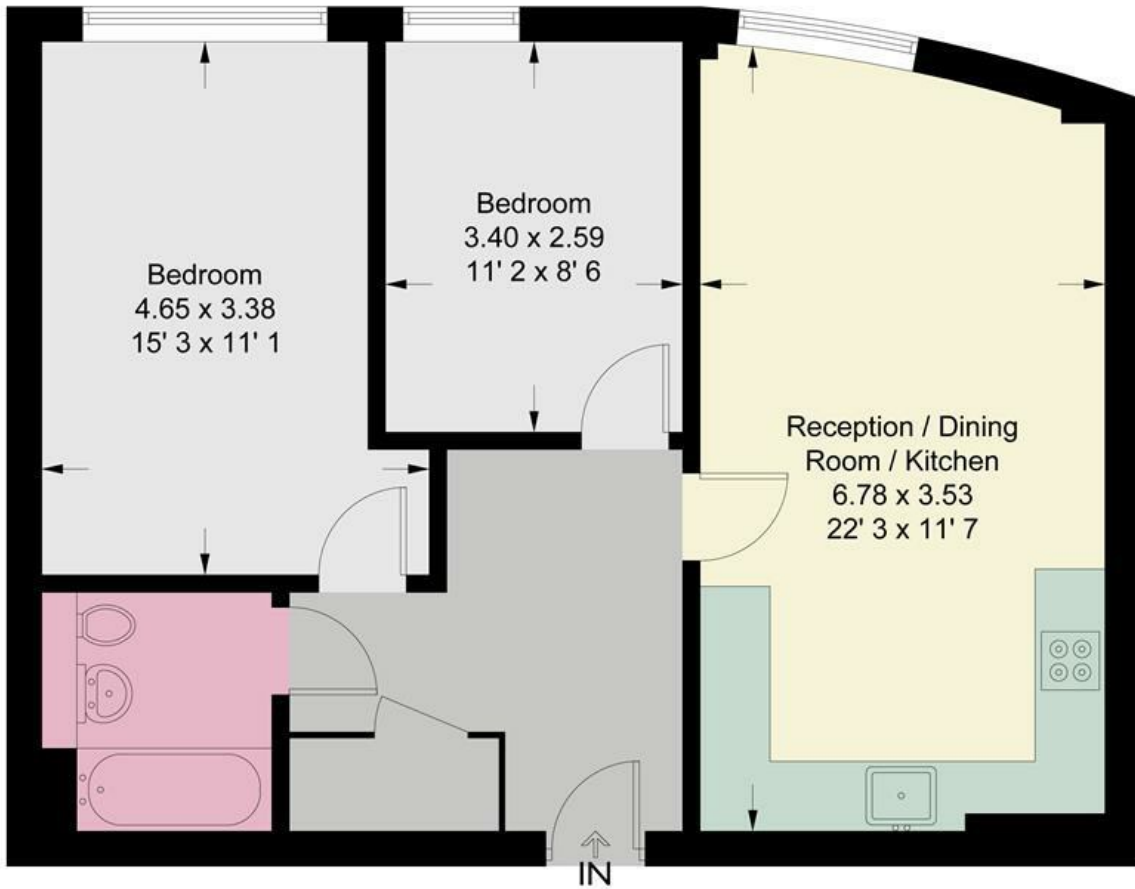


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Wolple Lodge

Approximate Gross Internal Area = 677 sq ft / 62.9 sq m



Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

