



**JAMES  
ANDERSON**



## FOR SALE

**£300,000**

**43 Kersfield Road, London, SW15**

A superb first floor apartment situated in an exclusive, gated Art Deco development in Putney Hill. The property is offered with a share of freehold, off street parking, one bedroom and a sunny south facing aspect with lovely views across the development and communal gardens including access to a tennis court.

Situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wimbledon Common and Wimbledon village are not far away. To be sold with no onward chain.

Council Tax Band C  
Share of Freehold  
Lease years remaining 987  
Service charge £2000 PA



One Bedroom



One Bathroom



Separate Living Room



Galley Kitchen



Peaceful Location



Excellent Transport Links Close By



Superb Local Schools



Well Maintained Communal Grounds



Residents Parking and Tennis Court

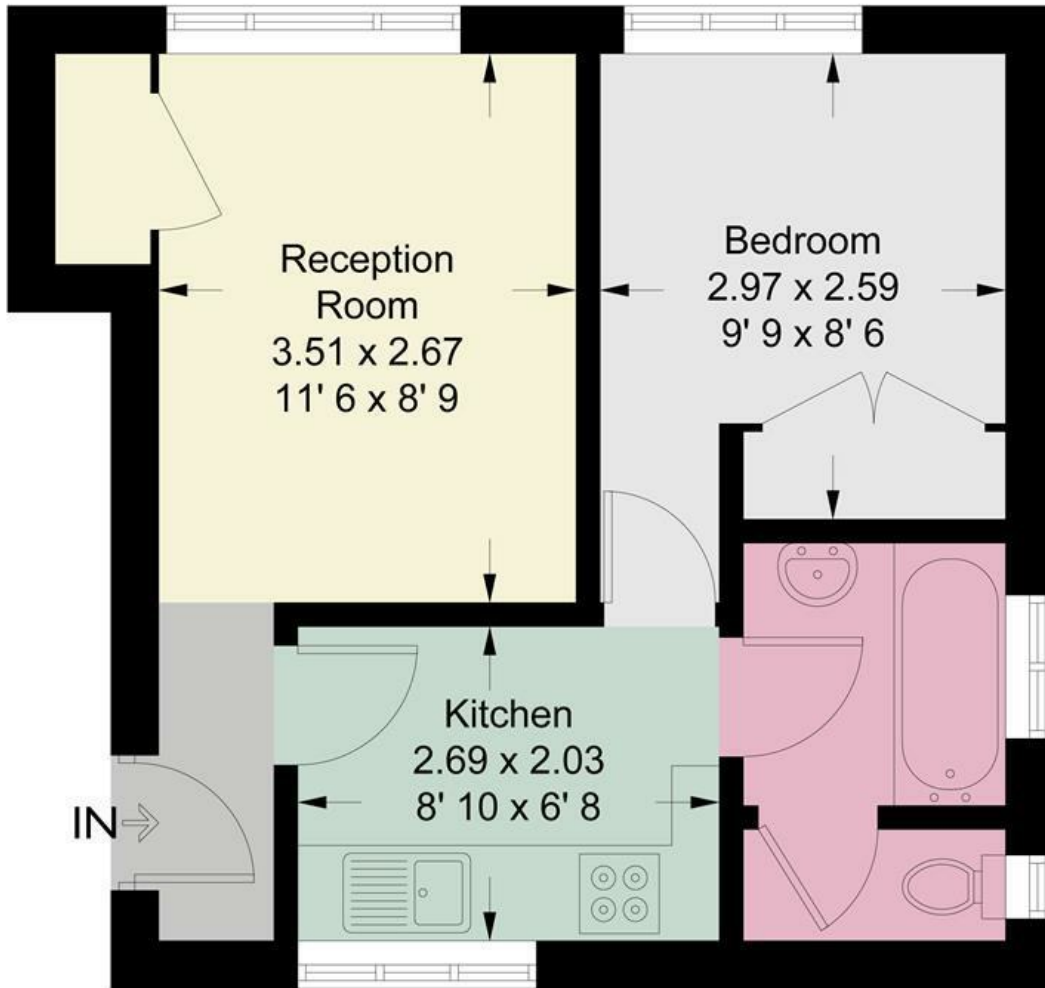


Ideal Investment Opportunity or First Time Purchase



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


**0208 785 4400**



**First 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		46	67
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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