



**JAMES  
ANDERSON**



**FOR SALE**

**£500,000**

**Ravenna Road, London, SW15**

A first floor Victorian conversion flat located in a highly desirable, central location in Putney, Ravenna Road. This charming property measures 532 Sq Ft and benefits from high ceilings, lots of natural light, double glazed sash windows and a combination boiler.

To be sold with no chain, the accommodation comprises an open plan living space with space to dine. This leads into the kitchen which has a range of units and storage. The bathroom is off the hallway, it is in good condition, neutral tiles with a shower over the bath. Both bedrooms are doubles and have built in wardrobes and west facing views over the communal garden and beyond.

Properties in this road are rarely available and will appeal to a first time buyer. The communal areas have been recently renovated with new decoration, carpets and replacement front door for the building.

A short walk from Putney railway station and both East Putney and Putney Bridge Underground. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wandsworth Park, ideal for long walks, cycling and running. There are good bus links from Putney Station and a convenient local bus service to Richmond, Clapham, Fulham and beyond. The A3 is also very close for quick and easy access out of London.



Two Bedrooms



Modern Bathroom



Open Plan living, High Ceilings



Fitted, Modern Kitchen



EPC Rating C - Council Tax Band E - Share of Freehold



Quiet Location, Three minute walk to the station



Outstanding Local Schools



Refurbished Communal Area



Communal Garden



Ideal First Time Purchase



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

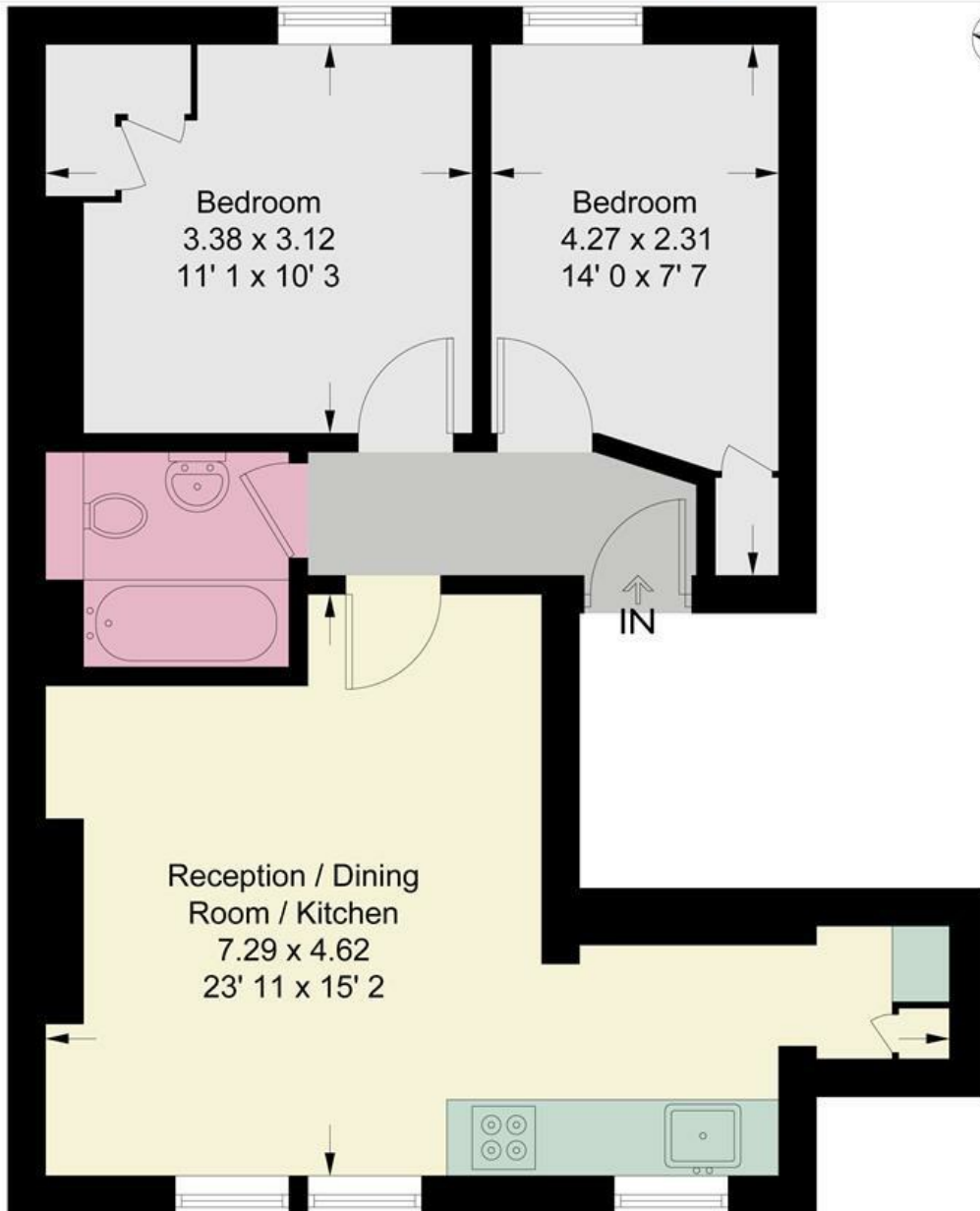
**0208 785 4400**

# Ravenna Road

Approximate Gross Internal Area = 532 sq ft / 49.4 sq m



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## 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>		72	77
(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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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