



**JAMES  
ANDERSON**



# FOR SALE

**£425,000**

Salvin Road, Putney, SW15











Guide Price

A beautifully presented one bedroom Victorian split level flat with TWO west facing roof terraces located on Salvin Road, a prime West Putney location.

This charming property is situated on the first and second floor, rarely available, an ideal first time purchase. There is an open plan living area with a modern fully equipped kitchen leading to a private terrace, ideal for entertaining. Modern shower room and stairs leading to a second floor which provides a bedroom with storage and access to another private roof terrace, a real sun trap.

Salvin road is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants, cafes and bars. Very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

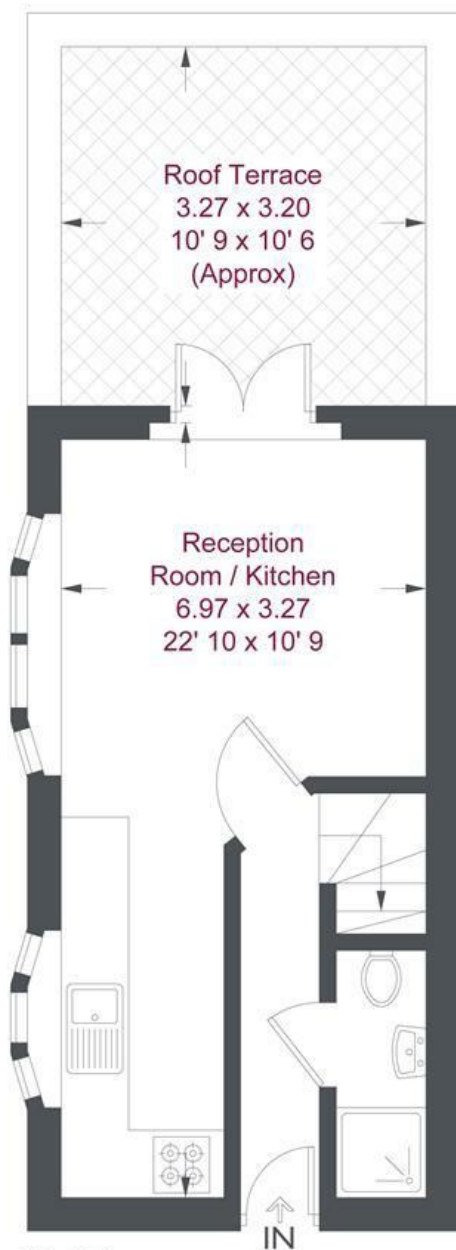
Council Tax Band - D  
Lease Length - 153 Years  
Service Charge - £1,426.50 per year  
EPC Rating - C

-  One Bedroom Split Level Period Conversion
-  Outstanding Transport links
-  Modern Shower Room
-  Amazing Local Schools & Universities
-  Open Plan Reception Room
-  Prime West Putney Location
-  Fully Fitted Modern Kitchen
-  Two Private Roof Terraces
-  EPC Rating - TBC
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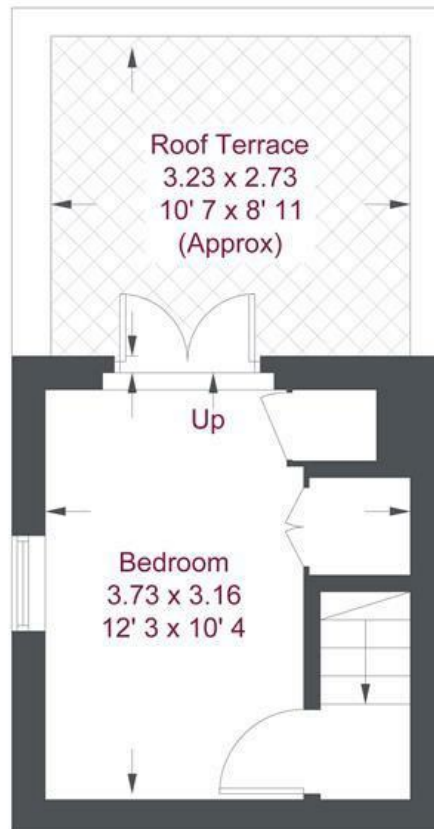


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



**First Floor**  
240 sq ft / 22.3 sq m



**Second Floor**  
130 sq ft / 12.1 sq m

### Salvin Road

Approximate Gross Internal Area = 370 sq ft / 34.4 sq m

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		
	<b>60</b>	<b>77</b>
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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