



**JAMES
ANDERSON**



FOR SALE

£550,000











North Lodge Close, London, SW15

A two-bedroom terraced leasehold house with great potential. This property offers a fantastic opportunity for those looking to put their own stamp on a home.

Situated in a peaceful neighbourhood just off Westleigh Avenue, this house features a spacious reception room, two bedrooms, and a first floor bathroom. With a full renovation required, you have the chance to design and create the perfect living space to suit your style and needs.

One of the highlights of this property is the garage, providing convenient parking or extra storage space. Outside is a 30 ft garden, the communal grounds are very well kept. North Lodge Close is a tranquil cul-de-sac very close to Putney High Street, transport links, local shops, outstanding schools and green spaces. Ideal for a growing family or investment.

Leasehold, 960 years remain
Ground rent £80 PA
Service charge £550 PA

-  Two bedrooms
-  One bathroom
-  Open plan reception space
-  Full renovation required
-  Leasehold 960 years remain, council tax band D
-  Excellent local schools close by
-  30' garden
-  Ideal investment opportunity or first time purchase
-  Garage
-  618 Sq ft

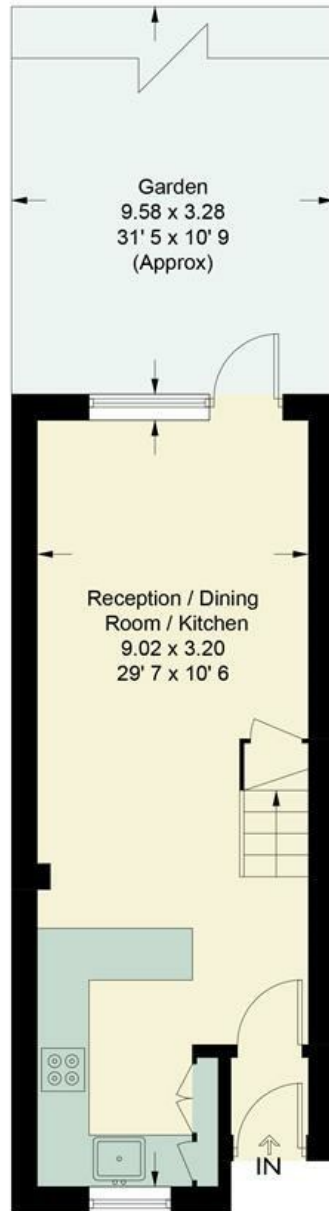


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

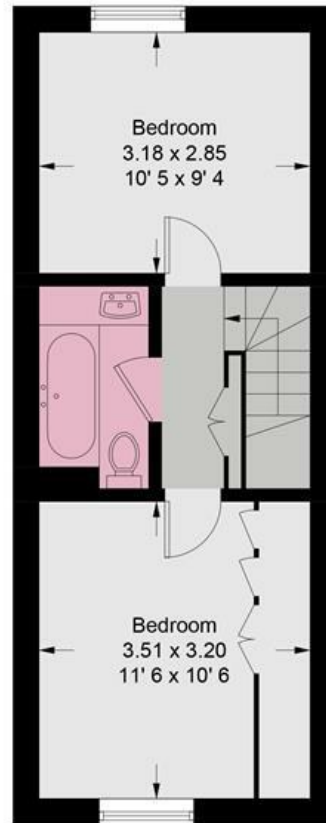
0208 785 4400

North Lodge Close

Approximate Gross Internal Area = 618 sq ft / 57.4 sq m



Ground Floor
307 sq ft / 28.5 sq m



First Floor
311 sq ft / 28.9 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) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

