



**JAMES
ANDERSON**



FOR SALE

£625,000

Carmalt Gardens, London, SW15

A well positioned two bedroom top floor period conversion flat set within a large double fronted detached house on Carmalt Gardens. Measuring 897 Sq ft, this charming property benefits from superb proportions with lots of natural light and superb views.

There are two large bedrooms, a spacious living room with space to dine, bathroom, separate WC and access to a loft space for additional storage.

Carmalt Gardens is an exclusive tree lined street conveniently located within walking distance of the High Street, where there are excellent local shops and Putney Station (mainline) is 0.4 miles away. East Putney underground station (District line) is a little further along the Upper Richmond Road and is 0.7 miles away. There are excellent schools, both state and private close by.

Leasehold
999 years remain
Service charge: Ad Hoc
Ground rent £150 PA

-  Two Double Bedrooms
-  One Bathroom
-  Large Reception Room
-  Fitted Kitchen
-  EPC Rating C - Council Tax Band E - Leasehold
-  Excellent Transport Links
-  Outstanding Local Schools
-  Prime Location
-  Long Leasehold 999 years
-  897 Sq Ft



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

0208 785 4400

Carmalt Gardens

Approximate Gross Internal Area = 871 sq ft / 80.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 26 sq ft / 2.4 sq m
 Total = 897 sq ft / 83.3 sq m



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= Reduced headroom below 1.5m / 5'0



Second 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		
	71	80
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		
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Not environmentally friendly - higher CO ₂ emissions		
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