



**JAMES  
ANDERSON**



## FOR SALE

Newnes Path, London, SW15

**£350,000**

Guide Price

Having undergone a full renovation this stylish first floor apartment is sure to please.

Owner Comments: The flat has received a full renovation with the main objective being to capture the sun's natural cycle and allow more light to flood into the space. Sunlight moves from the bedroom as you wake, before moving through the bathroom and kitchen during the day. It finally sets in the living room and outside area.

A new opening between the kitchen and living room was made during the renovation with the old kitchen doorway removed and blocked up allowing for a new space for a fridge and storage while providing more natural light to flow into the living room from the kitchen and vice versa. A walk-in cupboard became a new utility room with fitted custom shelving. Plumbing was added to the space to accommodate a washing machine.



One Spacious Bedroom



Modern Bathroom Suite



Bright & Airy Lounge



High Spec Kitchen With Space To Dine



EPC Rating -



Easy Access To Transport Links + Parking



Roehampton University Nearby



Quiet & Peaceful Location Close To Green Open Spaces



Council Tax Band - B / Ground Rent - £0 P/A



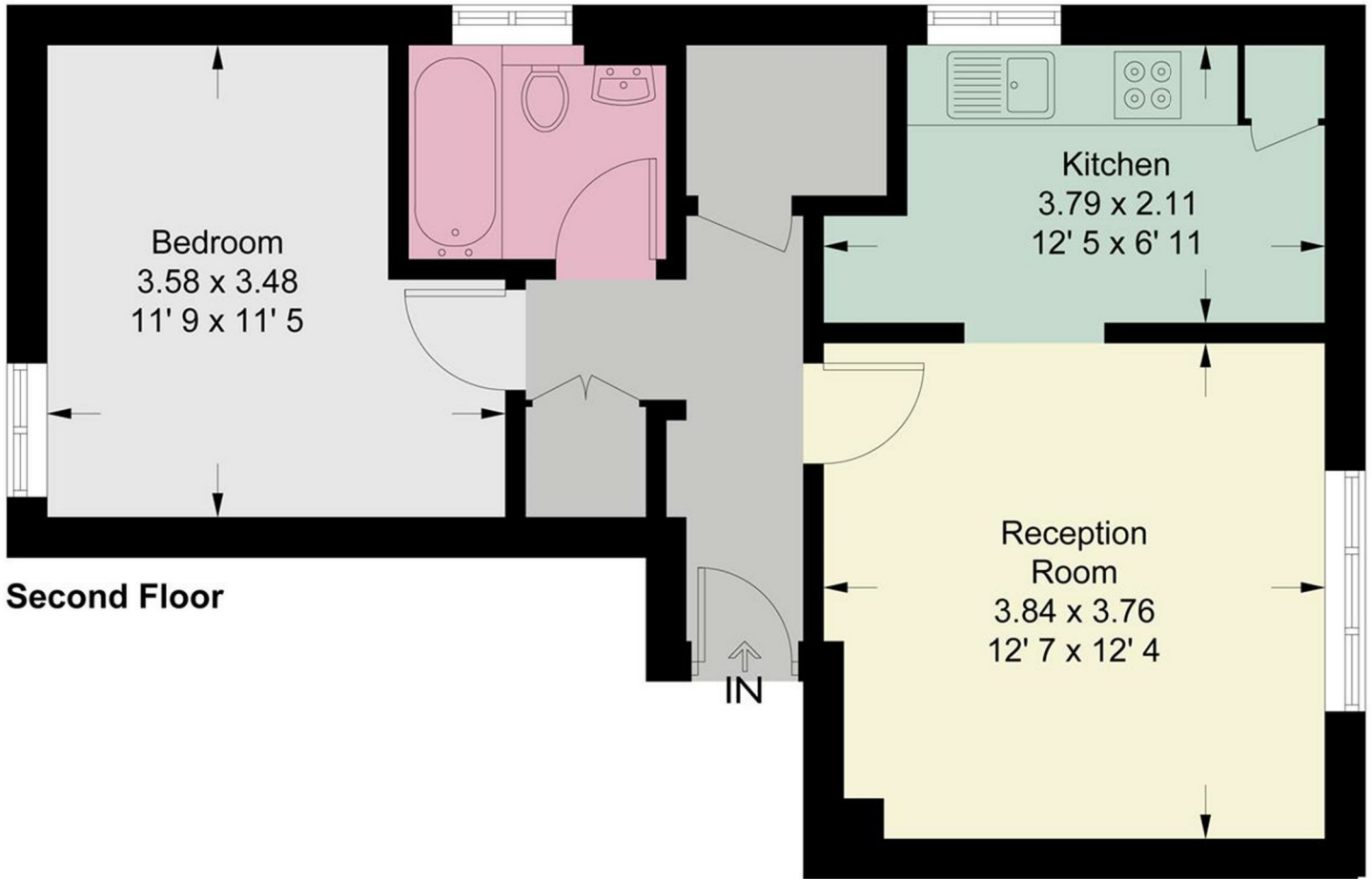
Leasehold - 103 Years - / Service Charge - circa £1100 P/A



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

020 8788 6611

Approximate Gross Internal Area = 483 sq ft / 44.9 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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