



**JAMES  
ANDERSON**



## FOR SALE

Sefton Street, Putney, SW15

**£450,000**

Guide Price

Located on a prime residential road in the heart of West Putney close to green open spaces, local shops, the river Thames and transport links is this luxury period conversion providing bright and airy rooms and open living.

Arranged on the first floor, accommodation comprises of a spacious double bedroom, three piece bathroom suite and a modern open plan kitchen living area with ample kitchen storage and underfloor heating.

This lovely apartment has been well cared for by the existing owner while being presented in pristine condition throughout and is being sold with a share of the freehold.

Sefton Street is situated in the heart of West Putney and affords easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten minute walk away. There are numerous local bus routes providing easy access into the City, West End and the River Thames Embankment is a short walk from this charming property.



One Bedroom Modern Apartment



Three Piece Bathroom Suite



Open Plan Living



Stylish Fitted Kitchen With Plenty Of Storage



EPC Rating -



Variety Of Transport Links Nearby



Within Easy Reach Of Roehampton University



Prime West Putney Location Close To Green Open Spaces



Close To River Thames

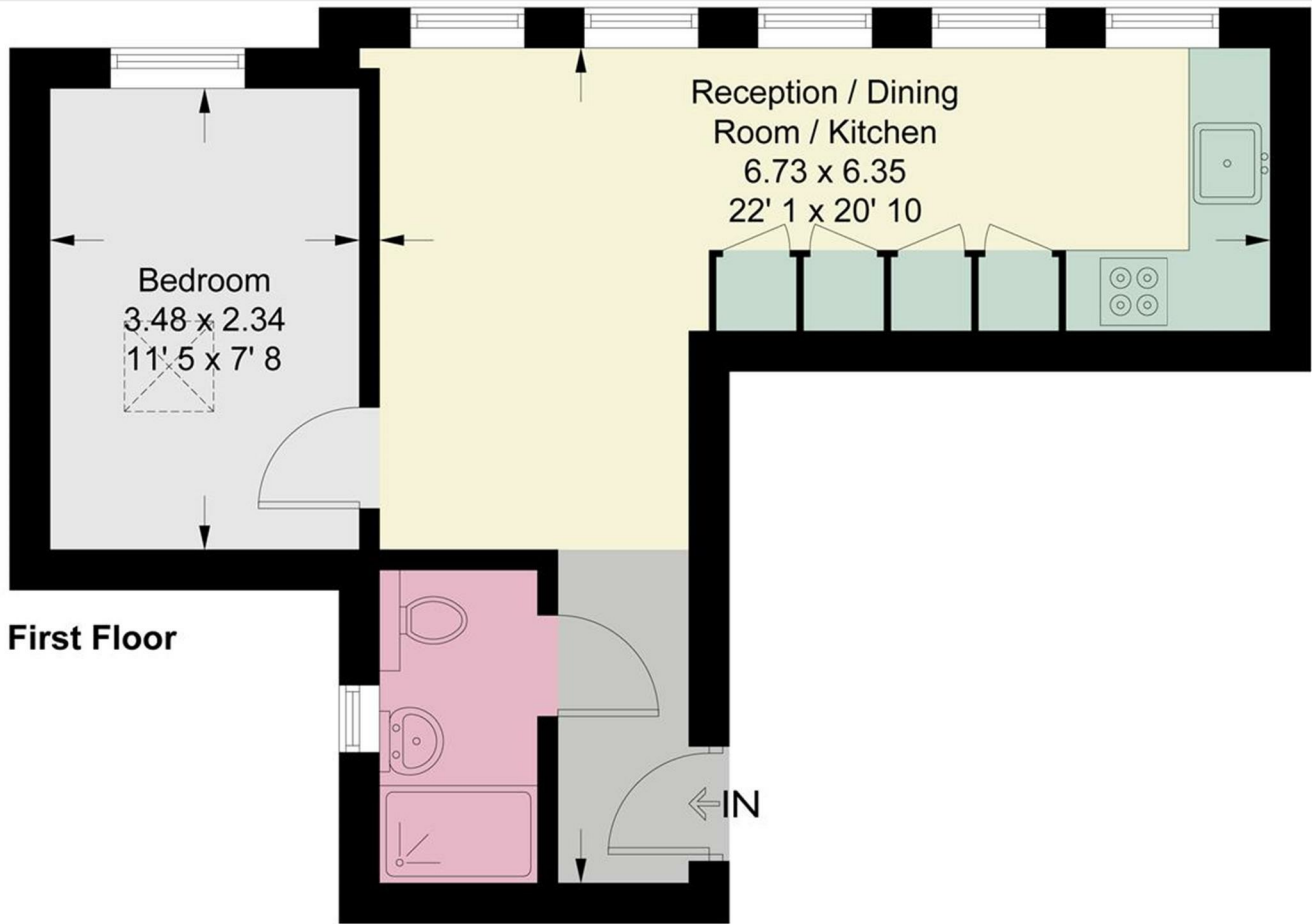


Moments From Shops, Restaurants & Amenities



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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>		
(55-68) <b>D</b>		
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