



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

Radcliffe Square, London, SW15

A 759 Sq ft two-bedroom ground floor flat located in the heart of Radcliffe Square, Putney Hill.

With one bathroom and one large reception room, there is ample space for comfortable living with two spacious bedrooms and ample storage throughout the property.

The property's ideal location makes it a fantastic opportunity for a first-time buyer looking to settle in a vibrant and bustling area. Additionally, the residents' parking ensures that you will always have a convenient place to park your vehicle.

Residents also benefit from a long lease, share of freehold and well maintained communal gardens. This particular apartment is located at the back of the development which offers peace and tranquillity.



Two Bedrooms



Shower Room



Spacious Living Room



Modern Kitchen



EPC Rating C - Council Tax Band D - Leasehold



Excellent Location



Ground Floor



Communal Gardens



Residents Parking available at request



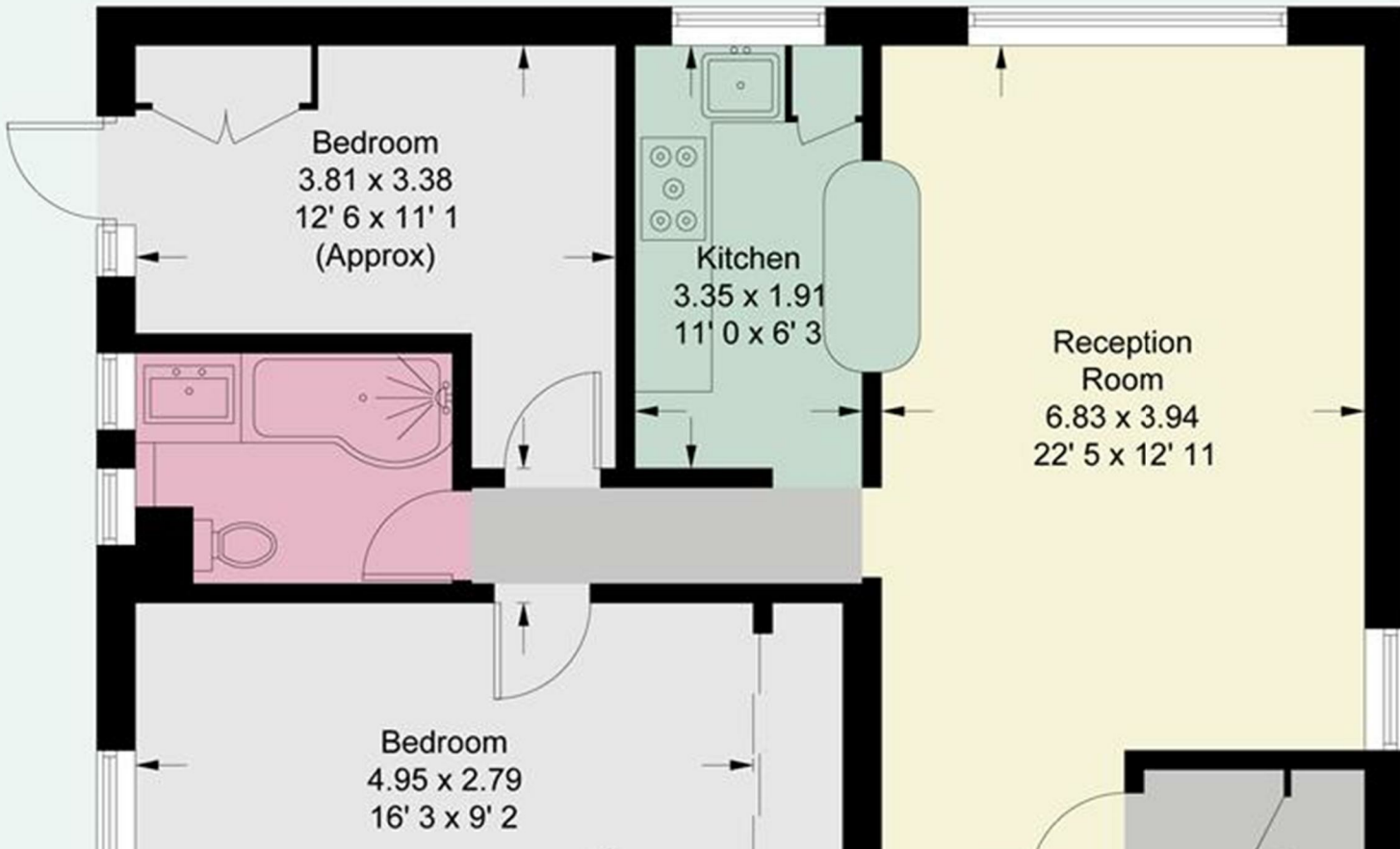
No Onward Chain



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

**0208 785 4400**

Garden



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>71</b>	<b>76</b>
<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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