



JAMES ANDERSON



# FOR SALE

# £385,000

## Cotman Close, London, SW15

A first floor two bedroom purpose built flat located within a gated private development on Westleigh Avenue, Putney. The property measures 681 Sq ft and requires full modernisation. There are two bedrooms, a living room, bathroom and kitchen. Outside are well maintained communal gardens and the property benefits from a single garage.

Cotman Close is close to Putney High Street, transport links, local shops, outstanding schools and green spaces. Ideal for a first time buyer or investment opportunity.

- Share of freehold
- 89 year lease
- SC £2382 PA
- Reserve fund £1650 PA
- EPC rating C
- Council tax band D

- Two Bedrooms
- One Shower Room
- Separate Reception Room
- Modernisation required
- Single Garage
- Gated Development
- Communal Gardens
- No Onward Chain



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

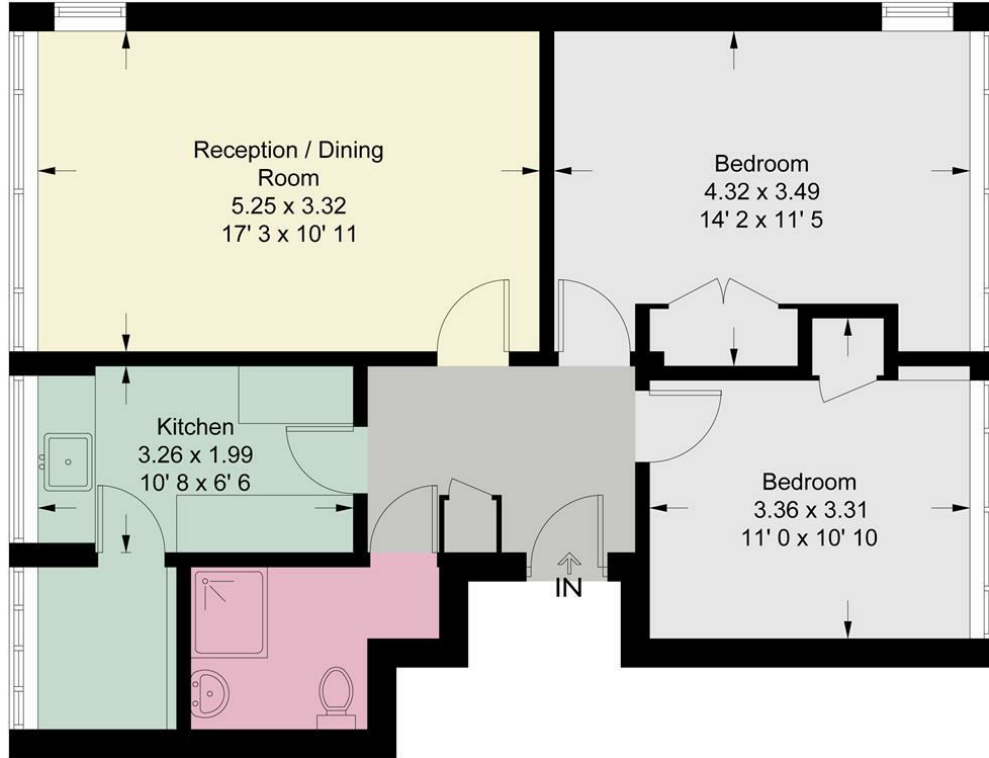
0208 785 4400

# Cotman Close

Approximate Gross Internal Area = 681 sq ft / 63.3 sq m



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First 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		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

