



**JAMES
ANDERSON**



FOR SALE

Horne Way, Putney, SW15

A very well presented 493 Sq Ft purpose built one bedroom second floor floor flat with a private south facing balcony located in West Putney.

The accommodation comprises, entrance hall, large spacious reception room with a door leading on to a small private balcony with a pretty outlook overlooking the gardens of Pentlow and Sefton Street. Good sized modern kitchen complete with appliances, modern bathroom and double bedroom with a built in wardrobe. The property benefits from good storage throughout with ample parking available in the street. There is a lift in the building and the communal grounds are well maintained.

Hewett House is located on Horne Way, a leafy, quiet development of purpose built flats constructed in the 1960s. Located at the bottom of Sefton Street, a highly regarded road in West Putney, close to fantastic transport links into London and all of the Lower Richmond Road's shops, bars and restaurants. The River Thames and next to Putney and Barnes commons are moments away.

Tenure - Leasehold - Circa 93 years
Service Charge - circa £900 P/A

£340,000

Guide Price



One Bedroom



Modern Bathroom



Bright & Spacious Reception Room



Modern Fitted Kitchen



EPC Rating - C



Outstanding Transport Links



Excellent Local Schools & Universities



Ideal First Time Purchase



West Putney

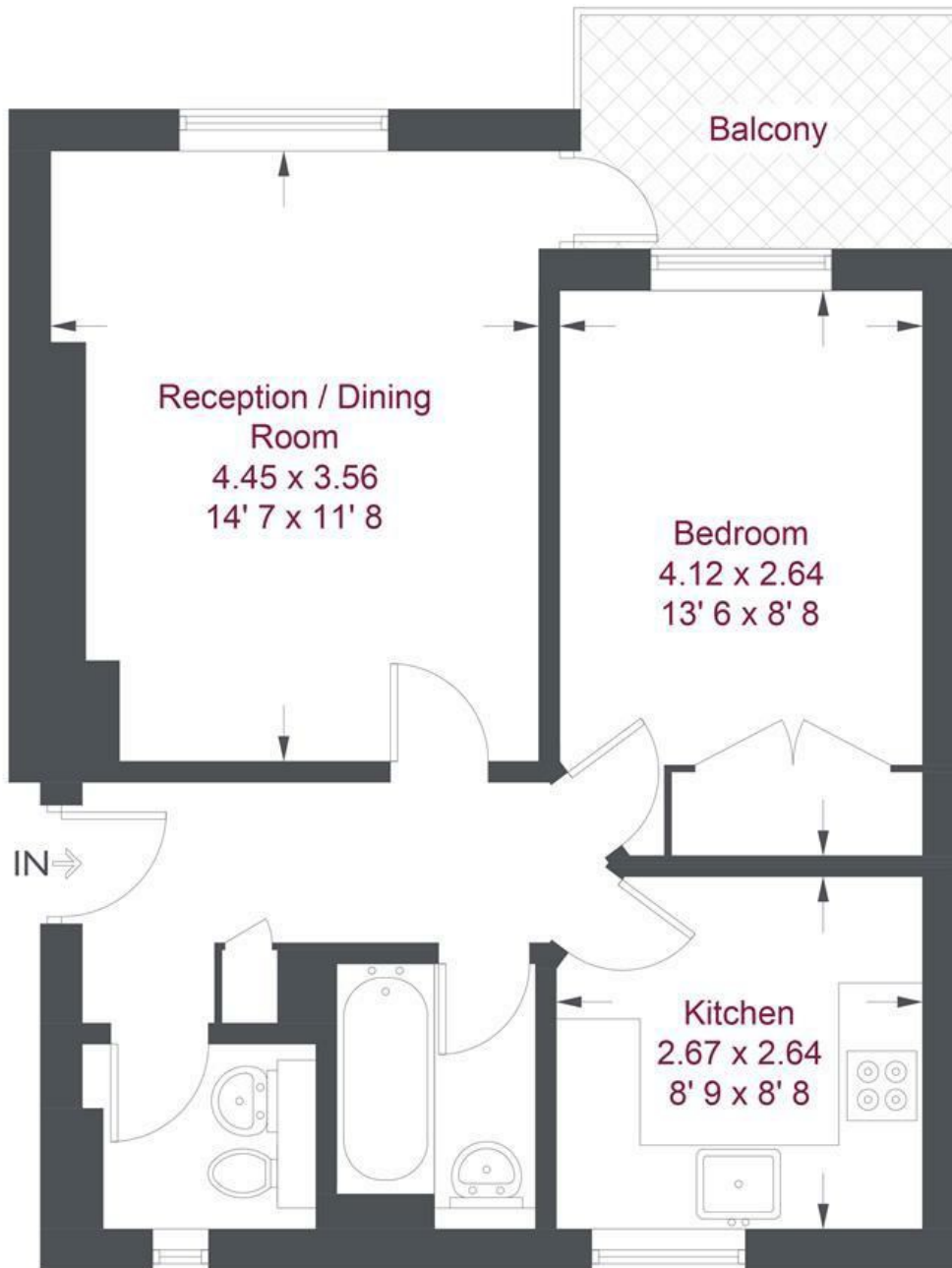


Lovely South Facing Views



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

020 8788 6611



Second Floor

Hewett House

Approximate Gross Internal Area = 493 sq ft / 45.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

