



**JAMES  
ANDERSON**



## FOR SALE

**£550,000**

**Sefton Street, Putney, SW15**

**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 split level period apartment providing bright and airy rooms and open living.

Stepping through the front door, you are greeted with a welcoming hallway with storage space and a double bedroom to the side. Upstairs offers a spacious bedroom with fitted storage, a three piece bathroom suite and a modern open plan kitchen living area with ample kitchen storage.

This lovely apartment has been well cared for by the existing owners while being presented in pristine condition throughout and is being sold with no onward chain.

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.



Two Double Bedrooms



Stylish Bathroom Suite



Reception Room With Vaulted Ceilings



High End Kitchen



EPC Rating - C



Ideal For Transport



Moments From Highly Regarded Schools



Prime West Putney Location



Close To River Thames



Green Open Spaces Nearby



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

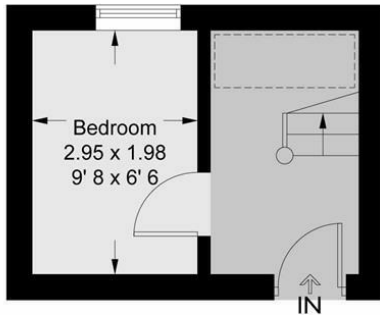
020 8788 6611

# Sefton Street

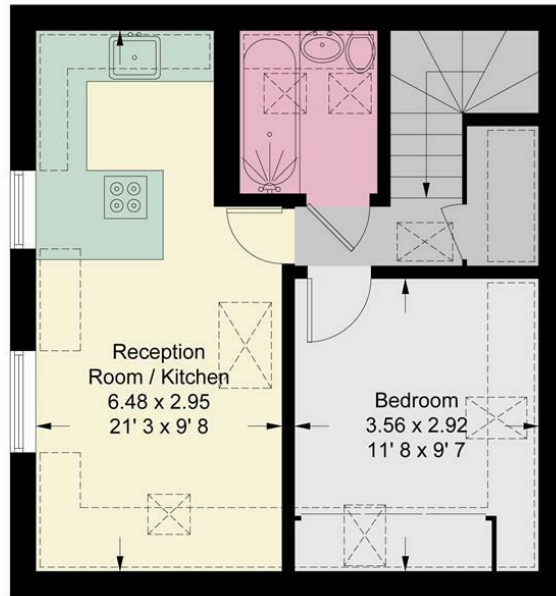
Approximate Gross Internal Area = 432 sq ft / 40.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 112 sq ft / 10.4 sq m  
 Total = 544 sq ft / 50.5 sq m



= Reduced headroom below 1.5m / 5'0



**First Floor**  
 124 sq ft / 11.5 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 420 sq ft / 39 sq m  
 (Including Reduced Headroom)

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) <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>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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