



**JAMES  
ANDERSON**



## FOR SALE

**£295,000**

Toland Square, Putney, SW15

Guide Price

Chain Free - This beautifully presented purpose built apartment has been renovated to a high standard while offering over 500sqft of accommodation, bright and airy rooms and quiet and peaceful location.

Accommodation comprises of a fully fitted modern kitchen, large reception room, stylish bathroom with wash hand basin, separate WC and a large double bedroom. Residents parking is available alongside a guest permit.

**Owner Comments:**

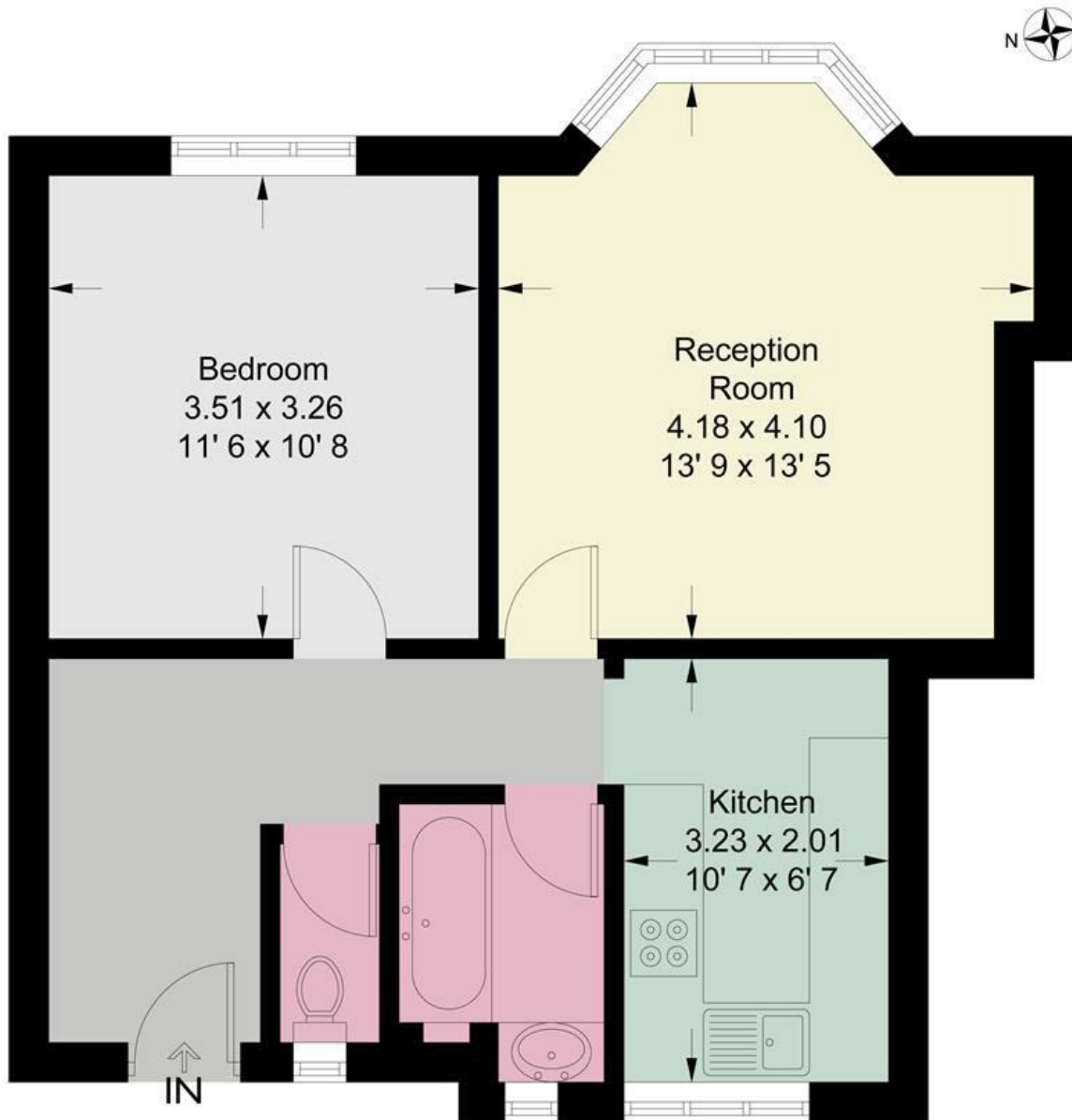
Working at the University of Roehampton for over a decade, I sought a flat in walking distance to work with quick and easy access to Central London and the M4 and I found a true gem. When I purchased the flat in 2019 I did a complete renovation including a new kitchen, bathroom, doors, floor and a full redecoration, transferring my flat into a beautiful home that I am very sad to be leaving. During the renovation I sought to maximize the space in the flat, especially the kitchen and added storage to the entryway. Located on the top floor and looking out over one of the greens on the estate, I am able to safely leave all my windows open during the summer which gives a bright and airy feel to the flat. During the Covid lockdowns this gave the flat a very welcome, open, outdoor feel which I treasured alongside my location within a 10-minute walk of Richmond Park.

Toland Square is only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a Roehampton University, Barnes farmers market, the River



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

020 8788 6611



## Second 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>66</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

