



**JAMES  
ANDERSON**



# FOR SALE






**£385,000**


## Ducie House, London, SW15

Well presented two double bedroom flat in Central Putney. The property comprises a large reception room, two double bedrooms and a modern kitchen and bathroom. To be sold with no onward chain.

Whitnell Way, Chartfield Avenue is located off Putney Hill and provides easy access to Putney Mainline Station and East Putney Underground Station and is ideally placed for the amenities offered by Putney High Street.

Leasehold 100 years remain  
Freeholder, Wandsworth council  
Service charge £1200 Approx PA  
Ground rent peppercorn  
Council tax band C  
EPC rating D

-  Two Bedrooms
-  One Bathroom
-  Large Reception Room
-  Modern Kitchen
-  EPC D / Council Tax Band C / Leasehold

-  Close to both Stations
-  No Onward Chain
-  Ground Floor
- 
- 



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

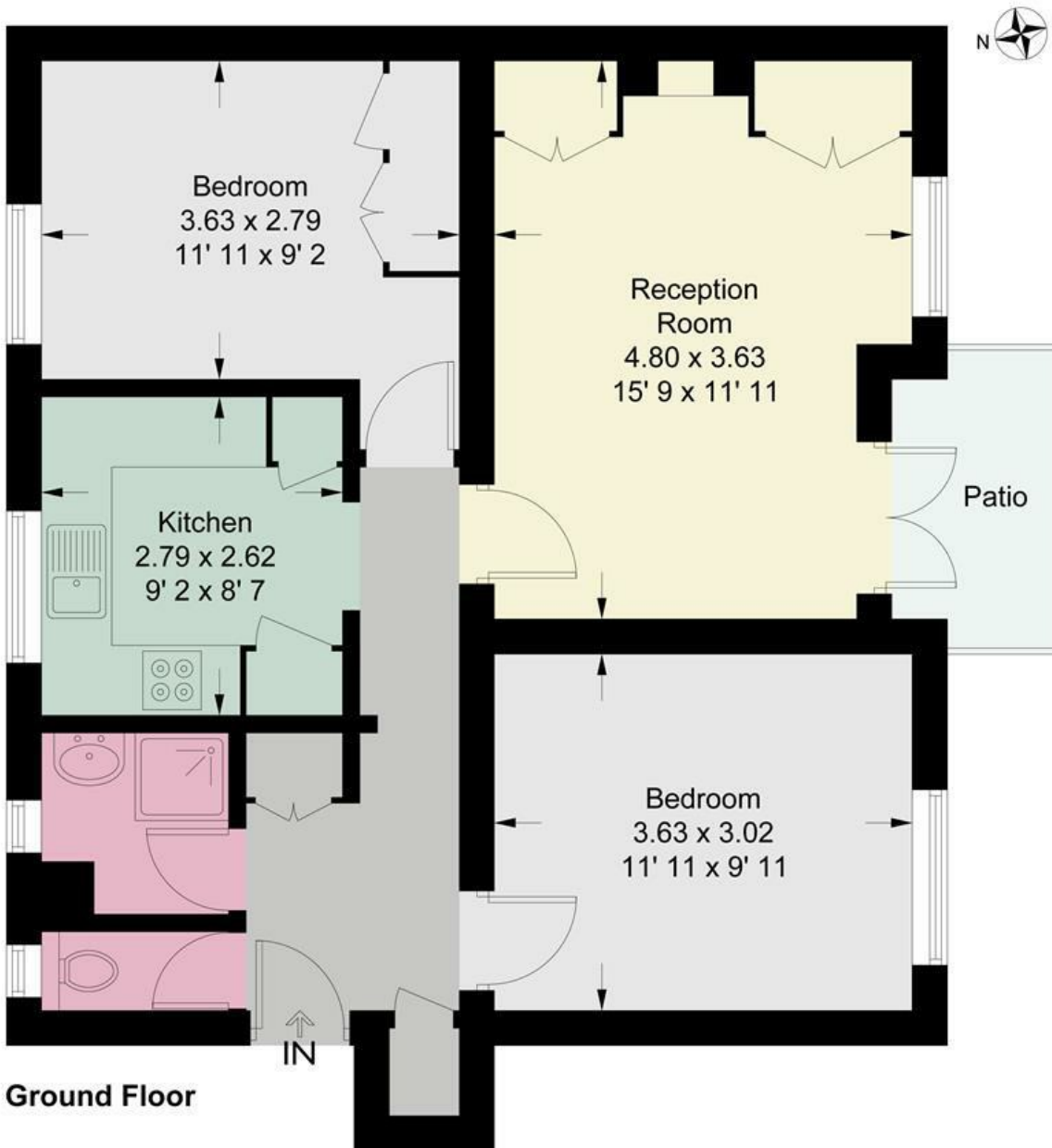
**0208 785 4400**

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Approximate Gross Internal Area = 668 sq ft / 62.1 sq m



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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	<b>67</b>	<b>79</b>

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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