



**JAMES
ANDERSON**



FOR SALE

£750,000

25 Brewhouse Lane, London, SW15

A spacious two bedroom second floor flat in the highly sort after Riverside location of Brewhouse Lane, Putney. This immaculate property boasts a private terrace with stunning river views and 935 square feet of living space. This flat offers a superb comfortable space to entertain with open plan living, two bathrooms and ample storage space. The kitchen is fully equipped with lots of storage, preparation space and high quality integrated Gaggenau appliances.

Residents benefit from 24 hour concierge, impeccable security, secure underground parking and gymnasium.

The location is ideal, with nearby local restaurants and bars providing a vibrant atmosphere for socialising and dining. Putney bridge station is moments away along with Putney Overground Station.

No onward chain
EPC rating C
Leasehold

-  Two double bedrooms
-  Excellent Schools close by
-  Two bathrooms
-  Riverside location
-  Modern kitchen, high quality appliances
-  Underground parking, private balcony, residents gym and 24hr concierge
-  Large living room, excellent space to dine
-  No onward chain
-  Very close to the District Line
-  935 Sq ft EPC rating C

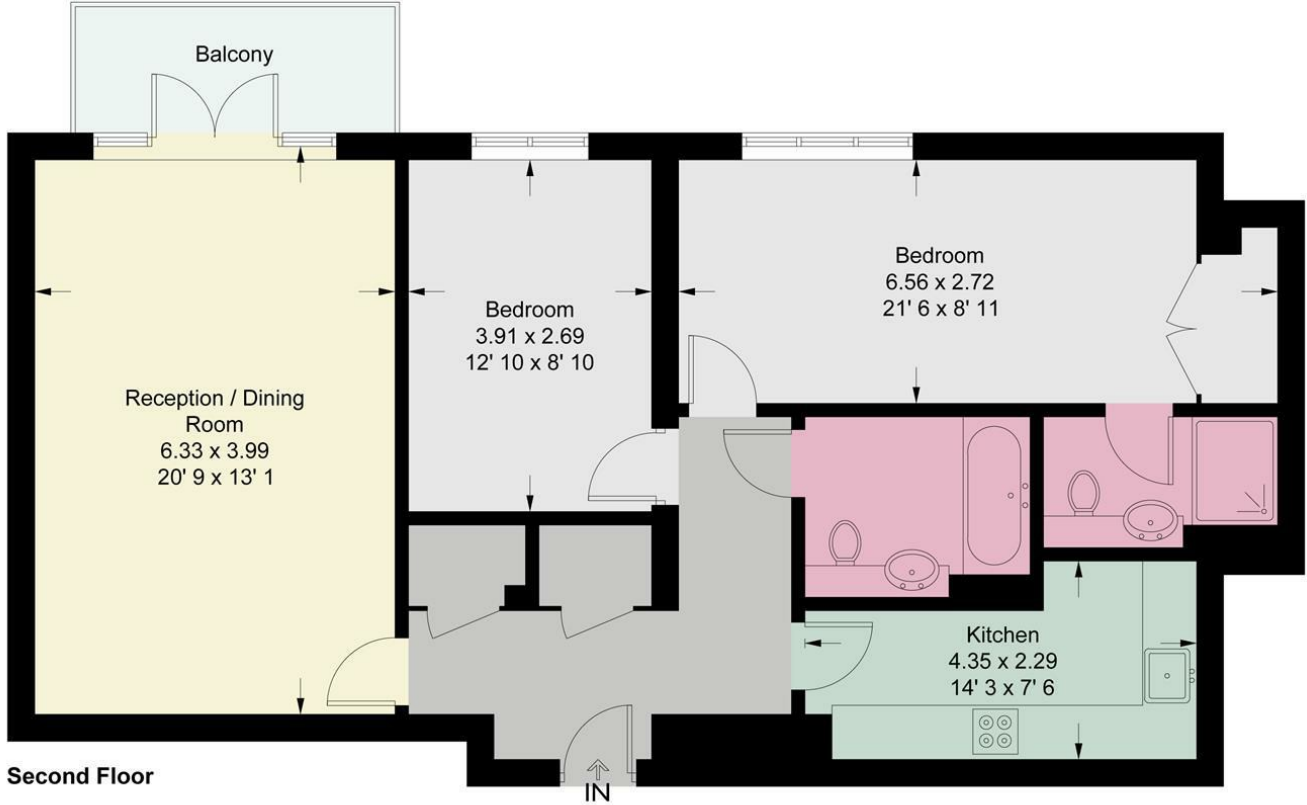


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Brewhouse Lane

Approximate Gross Internal Area = 935 sq ft / 86.9 sq m



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			
(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			
(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	

