



**JAMES  
ANDERSON**



# FOR SALE

**£449,995**

**6, Cambalt Road, London, SW15**

This first-floor purpose-built flat on Cambalt Road offers two double bedrooms, one modern bathroom, a lovely reception room with parquet flooring throughout and a garage.

Ideal for first-time buyers, this property will be sold with a share of freehold, giving you a sense of ownership and stability. The apartment is one of only two flats in this section of the development, it is located at the back and benefits from south facing views over the communal garden. The location is incredibly desirable and very quiet. It is just moments from Putney High Street, both stations, schools and all amenities.

With the added bonus of a garage, you'll have ample space for parking or storage. Plus, the fact that there is no onward chain means a smoother and quicker process for you to make this property your own.

EPC rating D  
Council tax band D  
Share of freehold, 999 years remaining from 1966  
Service charge £2800 Per annum £233 Per month  
Reserve fund £200 Per annum

-  Two bedrooms
-  Garage
-  One modern bathroom
-  EPC rating D - Council tax band D - Share of freehold
-  Reception room, parquet flooring
-  No onward chain
-  Separate kitchen
-  First floor, views over the communal garden



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

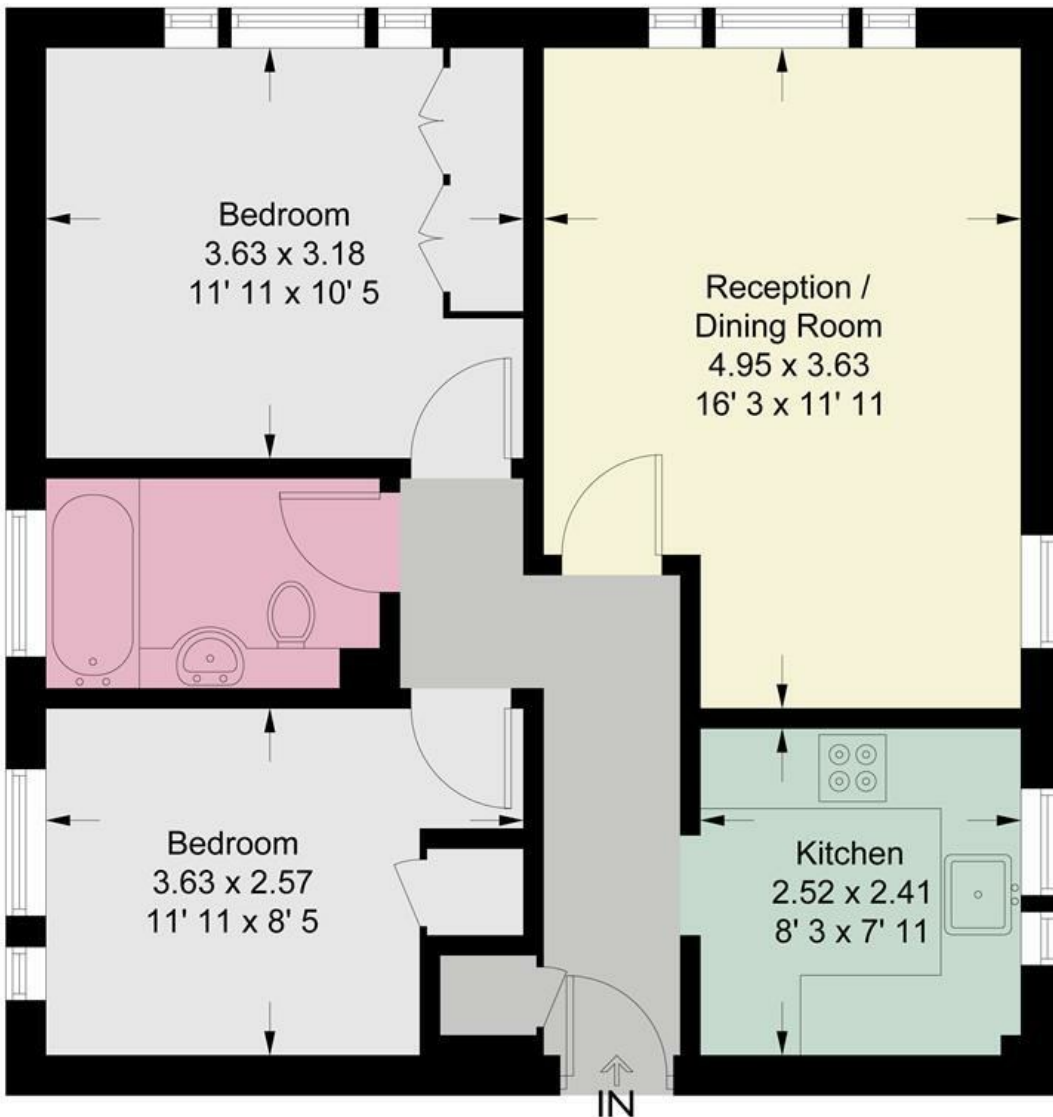
**0208 785 4400**

# Downs Court

Approximate Gross Internal Area = 614 sq ft / 57 sq m



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## First 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>			
(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>78</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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