



**JAMES
ANDERSON**



FOR SALE

£475,000

Felsham Road, London, SW15











Guide Price

This beautifully presented 675 Sq ft top-floor period apartment is located in the highly desirable area of West Putney, offering a perfect blend of character and contemporary living. The property boasts impressive vaulted ceilings, which enhance the sense of space and light throughout. Being offered to the market with no onward chain, it provides a seamless and stress-free move.

The accommodation includes a generously sized bedroom, a stylish three-piece bathroom suite, and a superb open-plan kitchen/living area that is ideal for entertaining. The kitchen is well-equipped, while the spacious living area offers ample room for both relaxation and hosting guests. This apartment is a fantastic opportunity for those seeking a stylish, low-maintenance home in one of Putney's most sought-after locations.

Owner Comments - A beautiful 1 bedroom, top floor flat in a period terraced house boasting with character, it has a pitched roof and lots of natural light. High spec integrated underfloor heating, dimmable recessed lighting and built-in speaker system throughout. Located in a quiet, highly desirable road just 5 Minutes walking distance to the riverboat, 10min walk to Putney Bridge Tube station or Putney rail station.

Tenure - Leasehold - 107 Years Remain
Ground Rent - £250 PA

-  Spacious Bedroom
-  Three Piece Bathroom
-  Open Plan Living Suited For Entertaining
-  Stylish Fitted Kitchen
-  EPC Rating - C
-  Easy Access To Transport
-  Higher Education & Universities Nearby
-  Prime West Putney Location
-  No Onward Chain
-  Moments From Green Open Spaces & River Thames



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

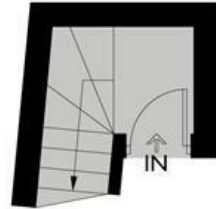
020 8788 6611

Felsham Road

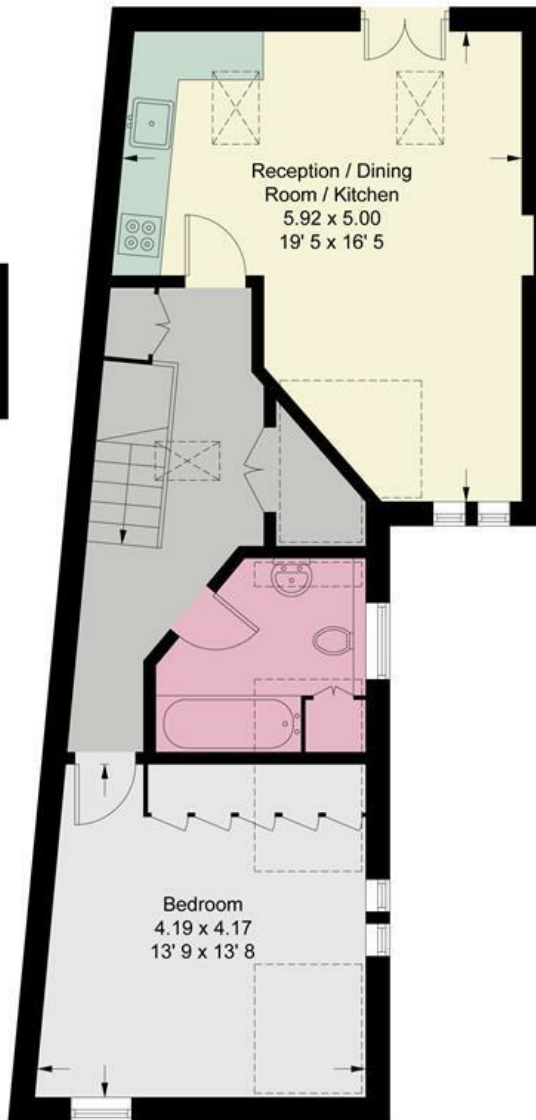
Approximate Gross Internal Area = 675 sq ft / 62.7 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 97 sq ft / 9 sq m



= Reduced headroom below 1.5m / 5'0



Second Floor
36 sq ft / 3.3 sq m



Third Floor
639 sq ft / 59.4 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) 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	78	79

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		

