



JAMES  
ANDERSON



**FOR SALE**

**£500,000**

Portsmouth Road, London, SW15

Set within the landscaped grounds of Highlands Heath in Putney, this well-maintained 1930s two bedroom second floor apartment spans 860sq ft, offering a blend of period character and modern updates.

The apartment features high ceilings and very generous rooms, with a thoughtful layout that creates a sense of flow throughout. The living space features a marble fireplace, fitted cupboards whilst a striking bay window frames views of the communal grounds. The kitchen does require updating but does benefit from a recently installed gas combination boiler. Both bedrooms are excellent sizes, with the principal bedroom offering a full wall of fitted wardrobes and enjoys garden views. A particular feature is the carpentry, it is exceptional, with stunning panelling and doors throughout the property.

The communal grounds are meticulously maintained, offering lush lawns, mature trees and manicured hedges surrounding the building that creates a serene and private environment. Residents benefit from two private tennis courts, a rare and luxurious amenity, enhancing the sense of exclusive living in this peaceful enclave of Putney. The overall style is elegant, timeless, and refined, making it an ideal residence for those seeking classic London



Two double bedrooms



Bathroom, separate W.C



Separate kitchen



Huge living room, lovely views from the bay window



Large hallway, exceptional panelling



On-site caretaker



Lift, residents parking



Tennis and squash court



Beautiful communal grounds

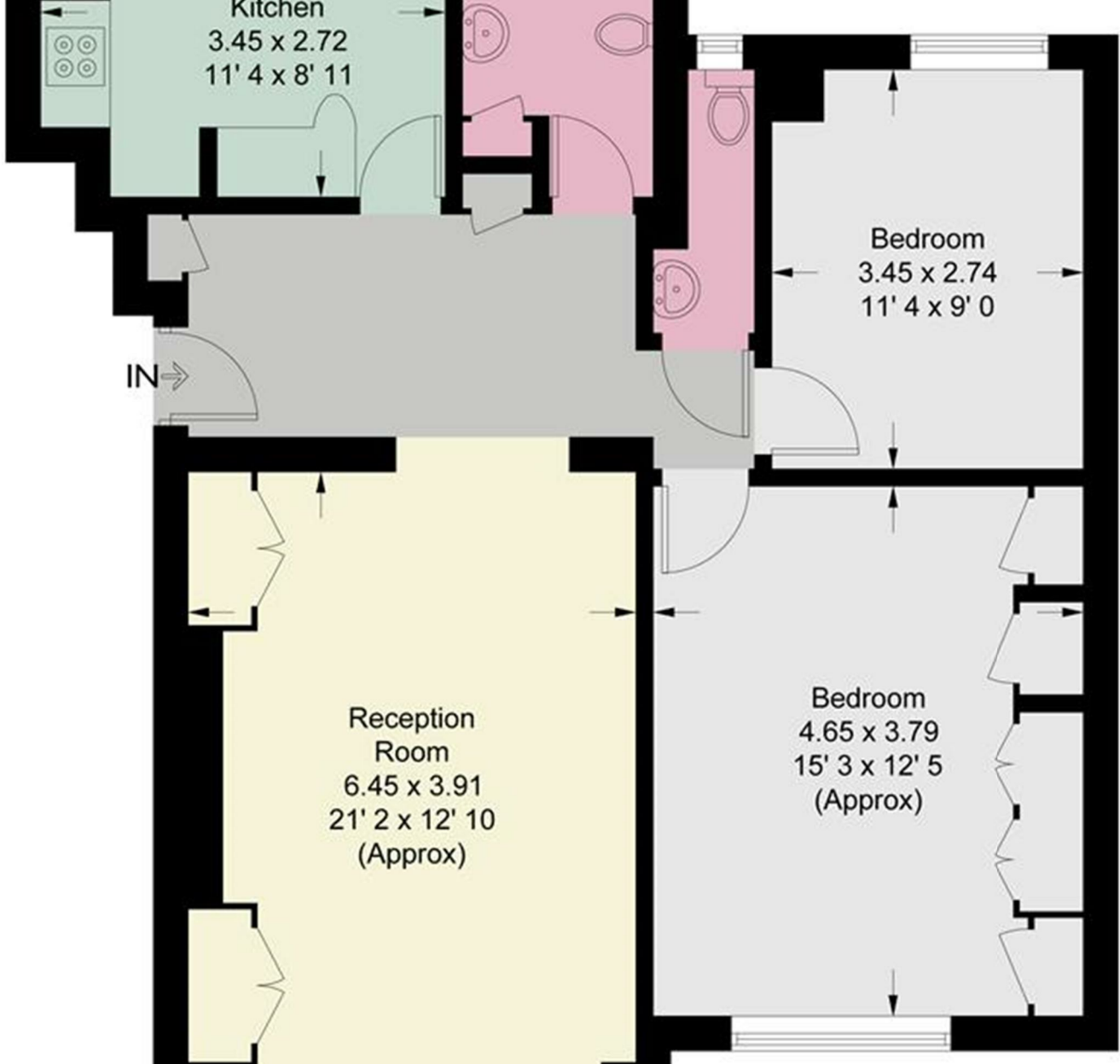


Next to Putney and Wimbledon Heath



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>79</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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