



**JAMES
ANDERSON**



FOR SALE

£600,000

Pleasance Road, London, SW15

Guide Price

Set within the exclusive Grade II Listed gated development of Putney Park House, this apartment provides a wide range of period features combined with a modern interior while offering idyllic views across the exceptional manicured grounds. This charming property is located on the lower ground floor; it benefits from its own private entrance, underfloor heating and a private patio garden. Upon entry you are greeted by a large open plan living/dining area with three sash windows providing lots of natural light. A fantastic space to entertain. There is a separate kitchen with modern units, a stylish shower room and double bedroom with a fitted wardrobe.

Located off Pleasance Road in the Dover House conservation area, Putney Park House benefits from established communal ground which can be enjoyed by residents, as well as unofficial off-street parking. Barnes mainline station is only 0.7 miles away, with Putney High Street and East Putney Underground station also nearby.

Tenure - Share Of Freehold (Lease 900 Years +)
 Service Charge - £1400 P/A
 Ground Rent - £0
 EPC Rating - C
 Council Tax Band - F

- One Bedroom
- Stylish Modern Bathroom
- Large Living Room, Space to Dine
- Separate Kitchen
- EPC Rating - C

- Barnes Station
- Excellent Local Schools
- Private Entrance
- Patio Garden
- Tenure - Share Of Freehold (Lease 900 Years +) Service Charge - £1400 P/A Ground Rent £0 - Council Tax Band - F

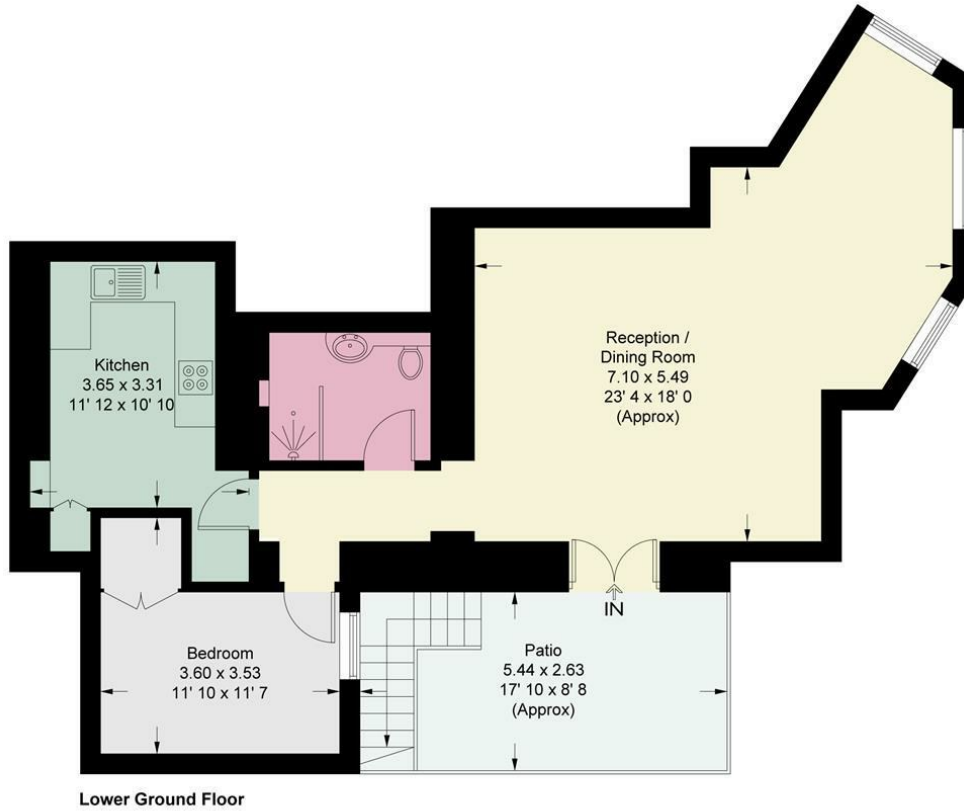


Putney Park House

Approximate Gross Internal Area = 741 sq ft / 68.8 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) 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	72	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		

