



**JAMES
ANDERSON**



FOR SALE

£595,000

1, Chartfield Avenue, London, SW15

A fabulous 712 Sq Ft second floor modern apartment conveniently situated in a local landmark development. Avershaw House is a smart and stylish two bedroom, two bathroom property with a spacious open plan kitchen/reception room with access to a private balcony, residents roof terrace and a designated underground parking space.

The apartment is well presented with lots of natural light which will appeal to a first time buyer who enjoys entertaining. The kitchen is modern and stylish featuring integrated appliances and space to dine. Both bedrooms are doubles with built in wardrobes, the main bedroom also benefits from an En-Suite shower room.

The property also has exclusive use of residents gym, private parking space underground, concierge with access to a communal roof terrace which benefits from stunning panoramic views.

Located on the corner of Chartfield Avenue, a popular, wide tree-lined, residential road comprising substantial houses. Putney mainline station (Waterloo) is on Putney High Street, where there are good local shops and restaurants. East Putney underground (District) is moments from the property, there are excellent schools, both state and private in the neighbourhood. Avershaw House is well located for the open expanses of Putney Heath, Wandsworth Park and excellent links to Wimbledon Common. The glorious Richmond Park is also not too far away.



Two double bedrooms, built in wardrobes



Two bathrooms, one en-suite



Open plan living



Modern kitchen, Integrated appliances



EPC rating B/ Council tax band F/ leasehold



Superb transport links



Outstanding local schools



Underground parking space, private balcony



Concierge, residents gym and roof terrace

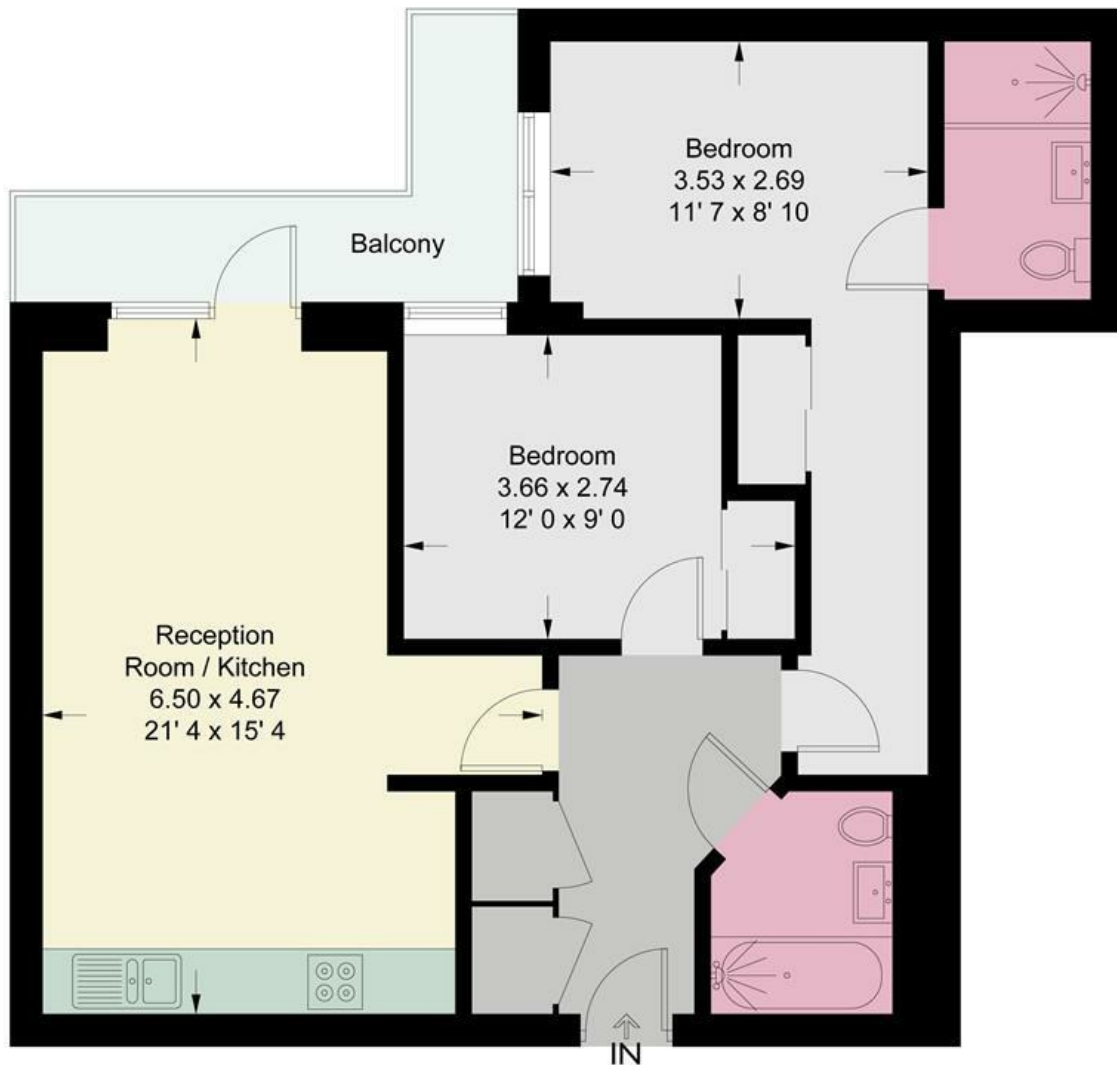


712 Sq ft



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


0208 785 4400




Second 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) 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 |  | |

