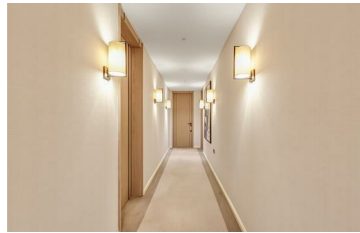




**JAMES
ANDERSON**



FOR SALE

Montserrat Road, London, SW15

Located on the corner of Montserrat Road this nearly new two-bedroom, two-bathroom flat offers a perfect blend of modern luxury and classic design. Completed in 2019, this exquisite apartment is part of a small, high-end development that beautifully mimics the elegance of the art deco era, featuring a stunning curved façade.

Spanning an impressive 780 square feet, this third-floor residence boasts an open-plan living area that creates a spacious and inviting atmosphere. The high specification kitchen is equipped with top-of-the-line appliances, making it a delight for both cooking enthusiasts and casual diners alike. The bathrooms are equally luxurious, designed with quality materials that enhance the overall aesthetic of the home.

Residents will appreciate the beautifully designed premium communal areas, which add to the sense of community and sophistication within the development. Additionally, the property includes air conditioning, a communal garden, bike store, underground storage, a private balcony and lovely views. The building warranty also has five years remaining which will give some comfort to a prospective purchaser.

Situated just moments from Putney Station, this flat offers excellent transport links, making it an ideal choice for commuters. Whether you are looking to enjoy the local amenities or explore the wider city, this location provides the perfect balance of convenience and charm.

£710,000

Offers In Excess Of



Two double bedrooms



Two bathrooms, one en-suite



High specification kitchen, open plan



Light and spacious reception room, feature curved window



EPC rating B/ Council tax band D/ Leasehold 994 years remain



One minute's walk from Putney Overground Station.



Outstanding local schools



Highly desirable luxury development



Bike and underground storage



Beautiful interior and communal spaces, central air conditioning



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

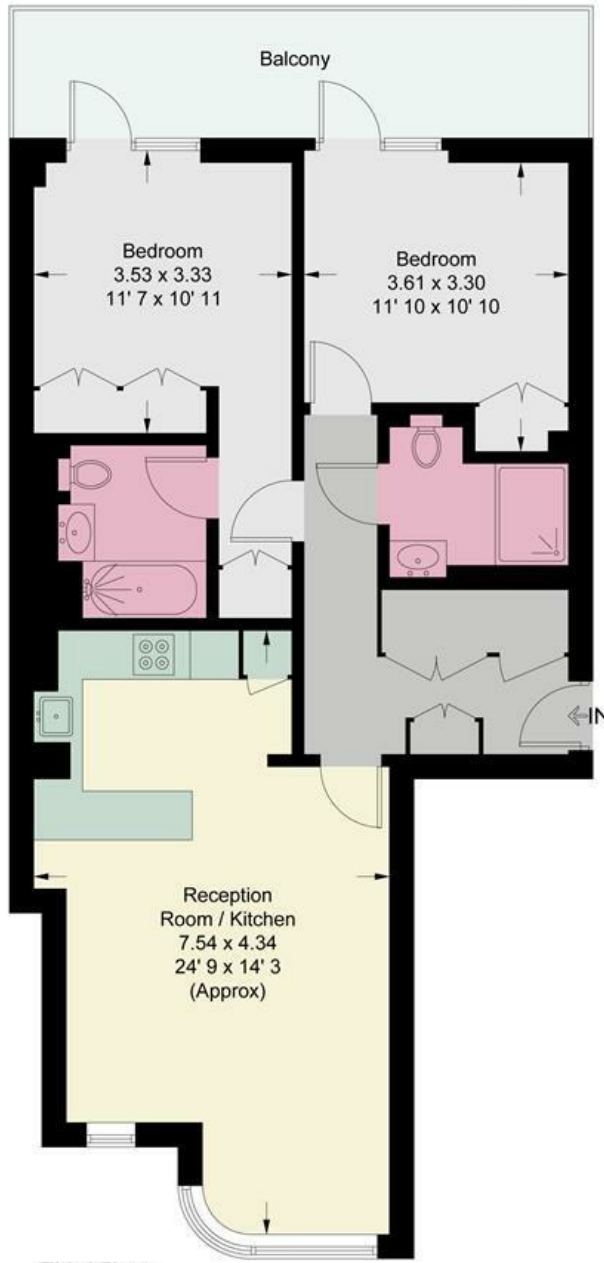
0208 785 4400

Montserrat Road

Approximate Gross Internal Area = 780 sq ft / 72.5 sq m



**JAMES
ANDERSON**



Third 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

