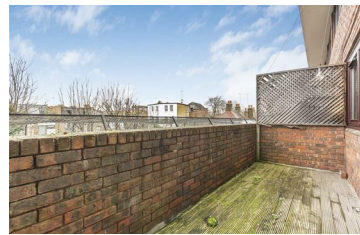




**JAMES  
ANDERSON**



## FOR SALE

Lockyer House, Putney, SW15






**£535,000**






Guide Price

Moments from green open spaces, the river Thames, schools and Putney High Street this excellent sized three double bedroom split level apartment is perfectly suited for buyers or investors while providing ample living space.

The ground floor offers a spacious kitchen/diner, WC with hidden shower unit and utility space, an excellent sized lounge with doors leading to a large west facing balcony perfect for enjoying the summer sun or entertaining.

The first floor offers three spacious bedrooms and a three piece bathroom suite.

-  Three Double Bedrooms
-  Two Bathrooms
-  Large Reception Room
-  Modern Kitchen
-  EPC Rating - C

-  Putney Train Station
-  Hotham Primary
-  River Thames
-  West Putney
-  Balcony

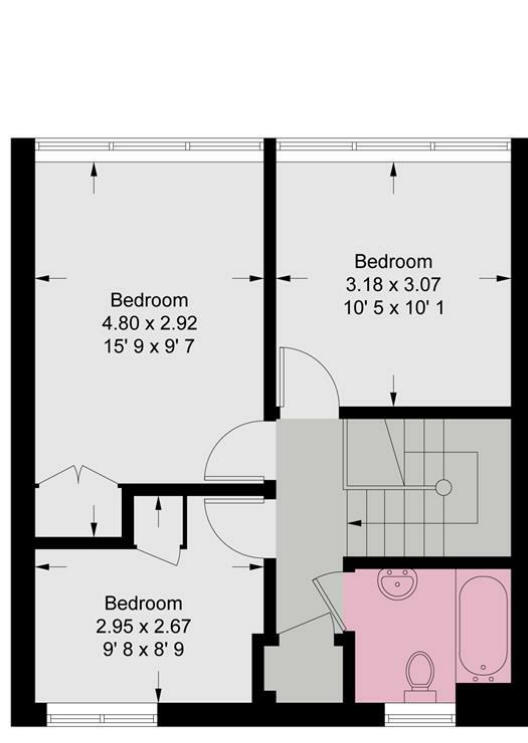
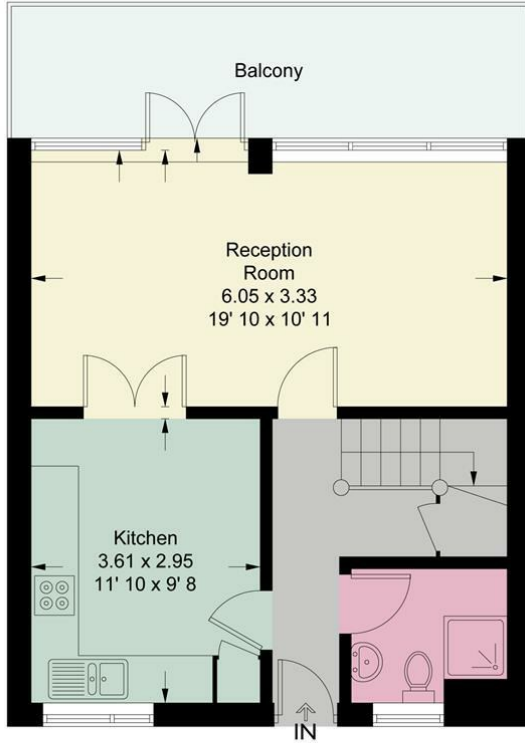


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Lockyer House

Approximate Gross Internal Area = 923 sq ft / 85.7 sq m



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) <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>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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

