JAMES ANDERSON

FOR SALE   £475,000

Howards Lane, Putney, SW15

This beautifully presented two bedroom flat is located on the first floor of this well managed small block ideally placed on Howards Lane for the facilities of the Upper Richmond Road and Putney.

A very rare opportunity to purchase in such a desirable, rarely available location. The accommodation comprises a large living space with lots of natural light and space to dine, there are two double bedrooms with fitted wardrobes, a modern bathroom suite which is followed by a recently replaced high quality kitchen complete with breakfast bar. Private parking for one vehicle is a huge benefit for this property, there is also access to a large communal garden for residents.

The location is very popular as it is in close proximity to from Putney High Street, with the shops, cafes and boutiques of the Upper and Lower Richmond Road's. Putney over ground is a 15 minute walk with East Putney tube being 20 minutes. There are also a regular number of bus links going into Putney and inwards to central London or in the opposite direction towards Richmond and Kingston.

Leasehold
Lease years remaining 121

- Two Double Bedrooms
- Modern Bathroom
- Beautiful Fitted Kitchen
- Large Living Room, Space to Dine
- EPC Rating - C

- Excellent Transport Links
- Outstanding Schools Close By
- 749 Sq Ft, Leasehold
- Designated Parking, Quiet Location
- Presented in Excellent Condition

Elystan Court

Approximate Gross Internal Area = 729 sq ft / 67.7 sq m

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Bedroom
3.38 x 3.18
11' 1 x 10' 5

Bedroom
4.04 x 3.18
13' 3 x 10' 5

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Reception /
Dining Room
5.49 x 4.01
18' 0 x 13' 2

Kitchen
3.94 x 2.21
12' 11 x 7' 3
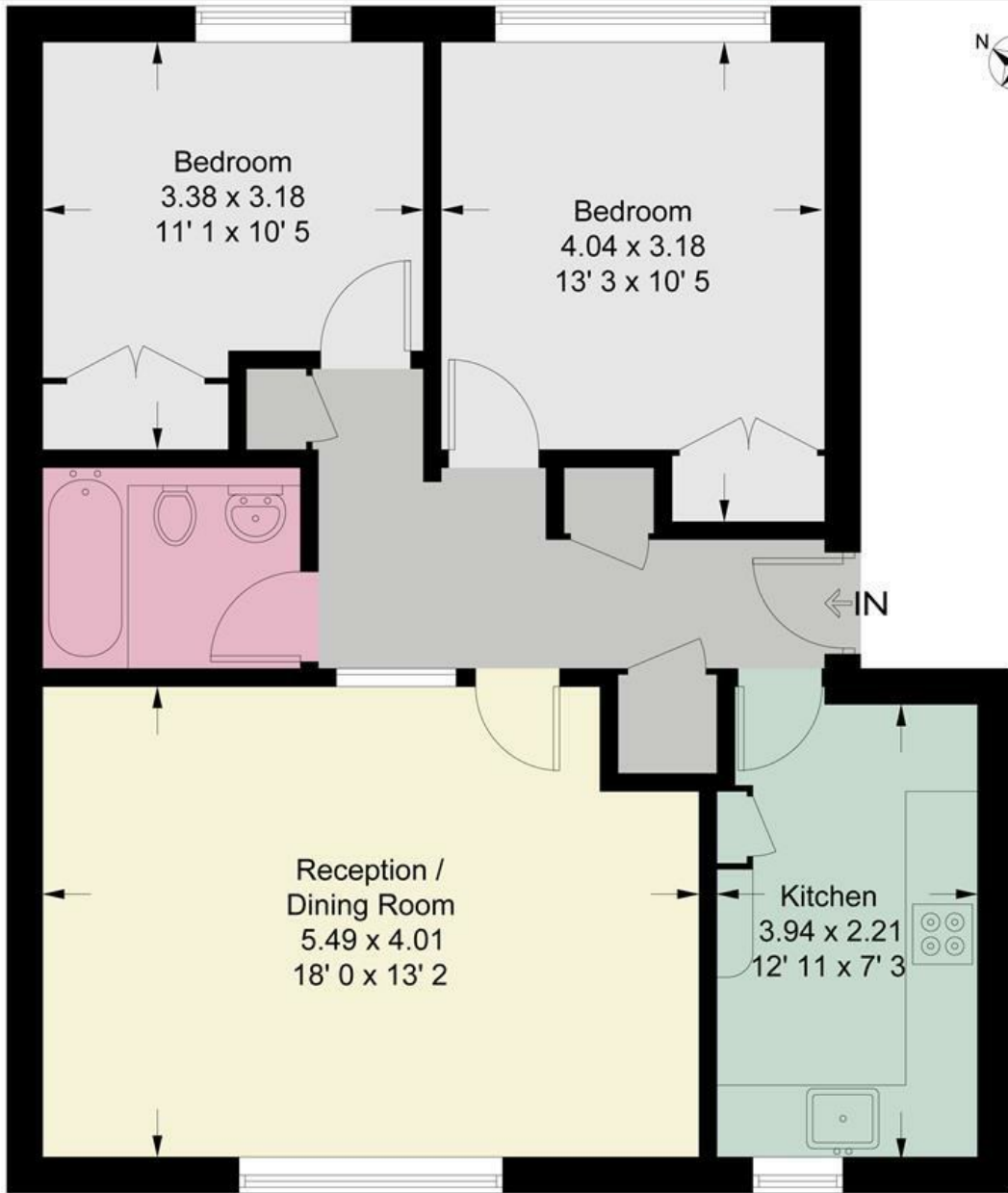
First Floor

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		82
(69-80) C	80	
(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 CO2 emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	75	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC