



JAMES  
ANDERSON

Santos Road  
London SW18  
£595,000



## Santos Road London SW18

Nestled on the charming tree-lined street of Santos Road, this delightful two-bedroom flat conversion offers a perfect blend of modern living and convenience. Spanning an impressive 607 square feet, this first-floor residence is in amazing turn-key condition, making it an ideal choice for first-time buyers seeking a hassle-free move.

Upon entering, you are welcomed into a light and spacious living room that provides ample space for both relaxation and dining. The high specification kitchen is a true highlight, featuring elegant quartz worktops and built-in appliances.

The flat comprises two well-proportioned bedrooms, the main bedroom has a charming bay window with lots of storage, the second bedroom serves well as a small guest bedroom or work from home space. Another highlight of the property is the bathroom which has been tastefully designed, adding to the overall appeal of this lovely home.

Location is key, and this property boasts excellent transport links, with East Putney Underground and Wandsworth Town Station just a short distance away. This makes commuting to central London and beyond both easy and convenient. The property is well-positioned south of Wandsworth Park and the Thames Path, and close to the Southside Shopping Centre with its excellent selection of shops, eateries and cinema. There are excellent local schools in both the State and Independent.

Share of freehold, 999 years will be granted upon completion  
EPC rating C  
Council tax band E  
Service charge £1800 PA









A tall, narrow, light-colored metal bookshelf stands against the wall. The top shelf holds several small decorative boxes and a small framed picture. The second shelf from the top is filled with books, including titles like 'OTTOLENGHI FLAVOURS', 'SIMPLE', and 'THE PROPER TALK LOBBY'. The bottom two shelves are also filled with books and some decorative objects.

A mustard yellow upholstered armchair with a dark patterned throw pillow is positioned in the foreground. It sits on a light-colored wooden floor. To the left of the chair is a white radiator with a silver handle.

A dining table with a patterned tablecloth is set in the background. It is surrounded by four wooden chairs. A colorful lamp with a blue and red shade sits on the table. Two windows with patterned blinds are visible behind the table. A small bar cart with drinks is visible on the right side of the dining area.

A framed picture hangs on the wall in the dining area. The picture features a yellow sun-like figure and the text 'VERMOUTH BIANCO' and 'ROSSI'.

A small, metal bar cart with wheels is positioned on the right side of the dining area. It holds several bottles of drinks, including wine and beer, and some other items.











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Approximate Gross Internal Area = 607 sq ft / 56.4 sq m

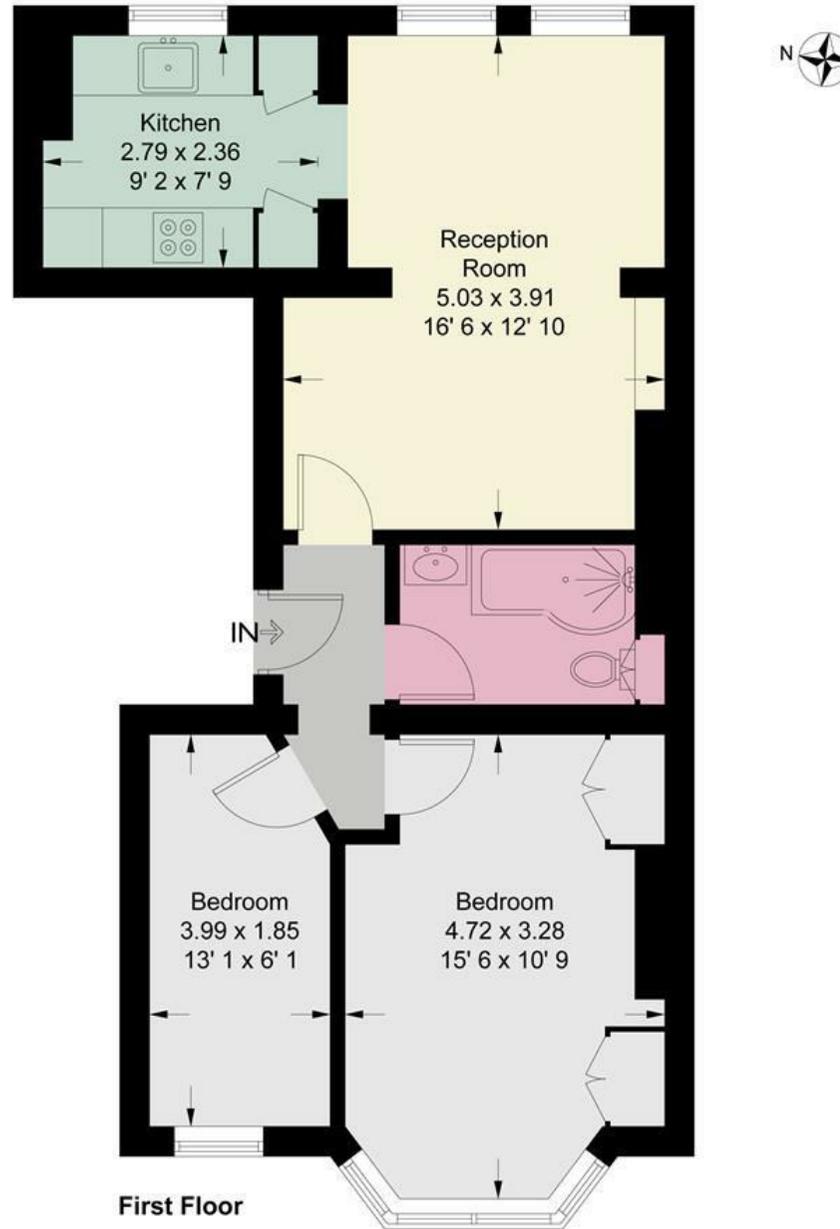


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