



**JAMES
ANDERSON**



FOR SALE

£400,000

Cortis Road, London, SW15

This two-bedroom flat at Ramsey Court on Cortis Road offers a perfect blend of modern living and convenience. Situated on the second floor of a purpose-built block, this property boasts excellent proportions, making it an ideal choice for first-time buyers or those seeking a comfortable home.

Upon entering, you are greeted by a spacious living room that provides ample space for both relaxation and dining, creating a welcoming atmosphere for entertaining guests or enjoying quiet evenings in. The flat features two well-sized bedrooms, ensuring that there is plenty of room for family or guests.

The property benefits from low running costs, making it an economical choice for those looking to manage their expenses effectively. Additionally, the long leasehold adds to the appeal, providing peace of mind for future ownership. A loft space provides ample storage and is demised to the flat.

Outside, residents can enjoy the designated off-street parking, a valuable asset in London, as well as access to communal gardens, perfect for unwinding in a tranquil setting. The location is particularly advantageous, being close to Putney Heath, which offers beautiful green spaces for outdoor activities and leisurely strolls.

In summary, this modern flat in Putney presents an excellent opportunity for anyone looking to invest in a well-proportioned home with convenient amenities and a lovely community atmosphere.



Two Double Bedrooms



Bathroom



Kitchen/Breakfast Room



Large Living Room, Space to Dine



EPC Rating C/ Leasehold/ Council Tax Band C



Excellent Local Schools and Transport Links



Designated Off-Street Parking



Communal Gardens



Low Running Costs, Service Charge £1624 PA, Zero ground rent



Second Floor, 681 Sq Ft

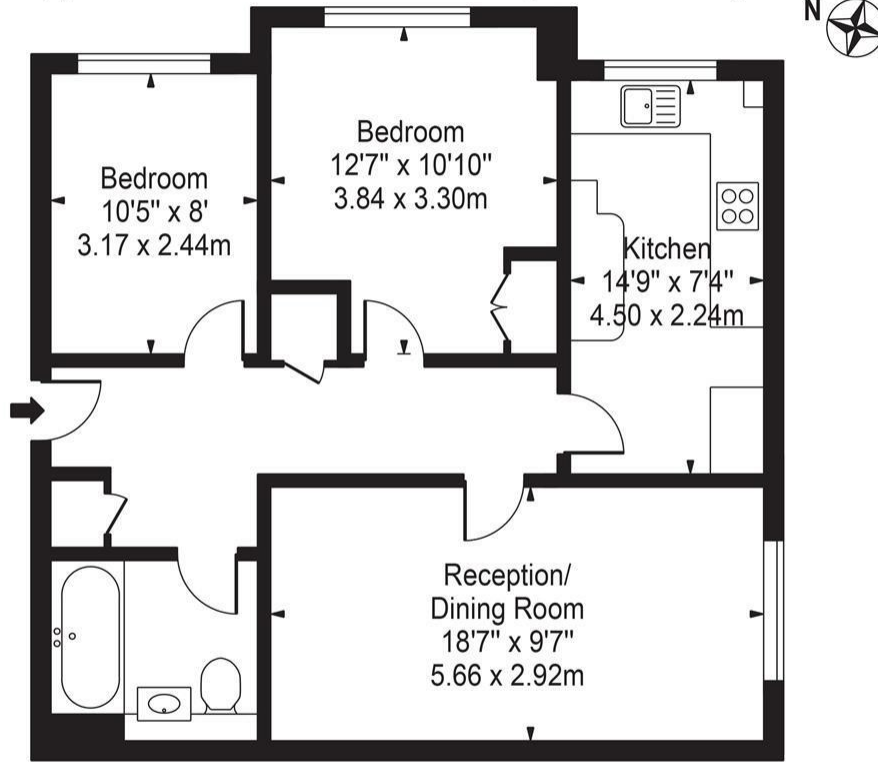


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Ramsey Court

Approx. Gross Internal Area 681 Sq Ft - 63.27 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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	79	80

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		

