



JAMES  
ANDERSON



## FOR SALE

**£350,000**

### Stoughton Close, Putney, SW15

Guide Price

Nestled in a peaceful residential area, this well-presented three-bedroom purpose-built split level apartment offers a bright and airy living space, perfect for modern family living. The property benefits from a spacious layout and an abundance of natural light, creating a welcoming and comfortable atmosphere throughout.

The property features a generous living room that opens out to a private balcony, providing picturesque views over lush green open spaces – an ideal spot to relax and unwind. The separate kitchen is fully equipped with contemporary fittings, offering ample storage and workspace. Upstairs provides three well-proportioned bedrooms and a three piece bathroom suite.

The property is being sold with a garage while offering communal parking.

The apartment is ideally located close to local amenities, transport links, and green spaces, with excellent schools and shops within easy reach. There also numerous buses with swift access to Putney, Barnes and beyond.

Tenure - Leasehold - 170 Years



Three Spacious Bedrooms



Bathroom Suite



Spacious Lounge With Private Balcony



Fitted Kitchen



EPC Rating -



Easy Access To Transport Links



Well Placed For Local Schools



Quiet & Peaceful Location



Split Level Layout Providing A Homely Feel



Chain Free

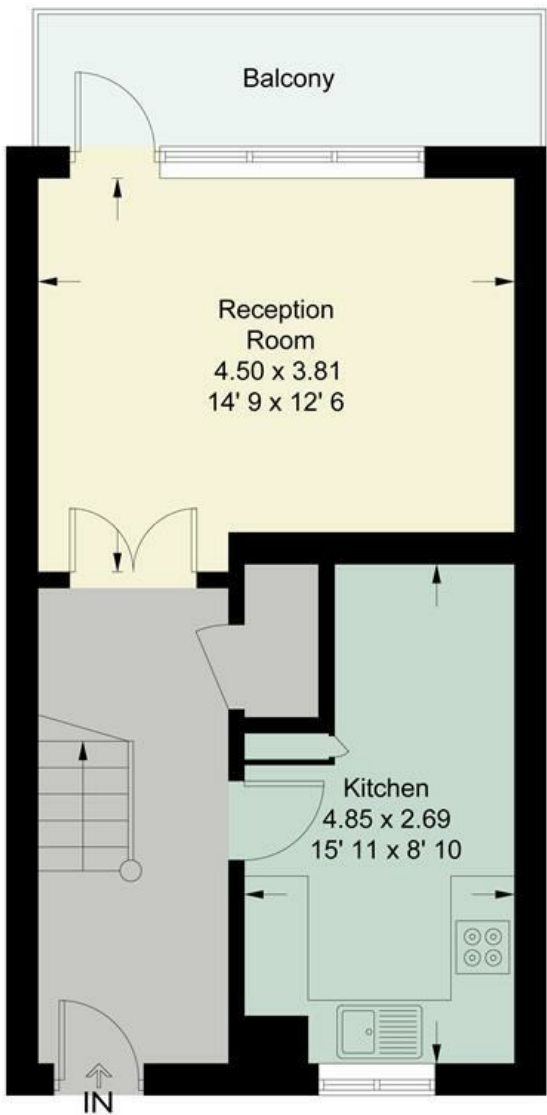


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

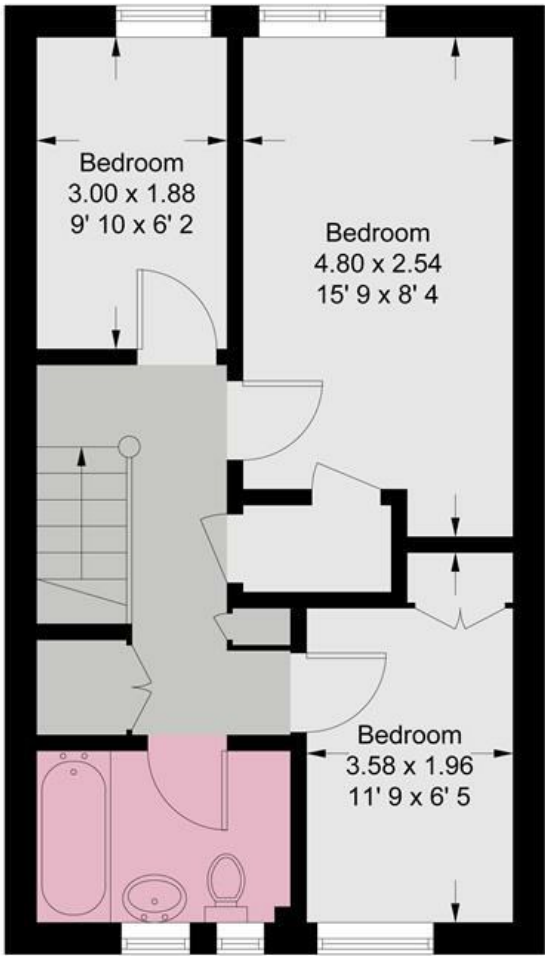
020 8788 6611

Stoughton Close

Approximate Gross Internal Area = 841 sq ft / 78.1 sq m



Third Floor  
422 sq ft / 39.2 sq m



Fourth Floor  
419 sq ft / 38.9 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
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		
	77	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

