



JAMES  
ANDERSON

Putney Bridge Road  
London SW15  
Offers In Excess Of £550,000





## Putney Bridge Road London SW15

Situated on Putney Bridge Road, this delightful split-level flat conversion offers a perfect blend of modern living and period charm. Spanning an impressive 818 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for first-time buyers.

Upon entering, you are welcomed into a spacious living room, accentuated by a lovely bay window that invites natural light and provides a cosy window seat, perfect for enjoying a good book. The modern kitchen/diner is designed for both functionality and style, offering ample space for culinary creations and entertaining guests.

This property is free from any onward chain, allowing for a smooth and hassle-free purchase process. The flat also benefits from double-glazed windows, ensuring a peaceful and energy-efficient living environment. With ad hoc service charges, you can enjoy the advantages of communal living without the burden of excessive fees.

Putney Bridge Road is well-connected, providing easy access to local amenities, transport links, and the picturesque riverside, making it a desirable location for those who appreciate the vibrancy of London life. This flat is not just a home; it is an opportunity to embrace a lifestyle filled with convenience and charm. Do not miss the chance to make this splendid property your own.





































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Approximate Gross Internal Area = 822 sq ft / 76.4 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 79 sq ft / 7.4 sq m

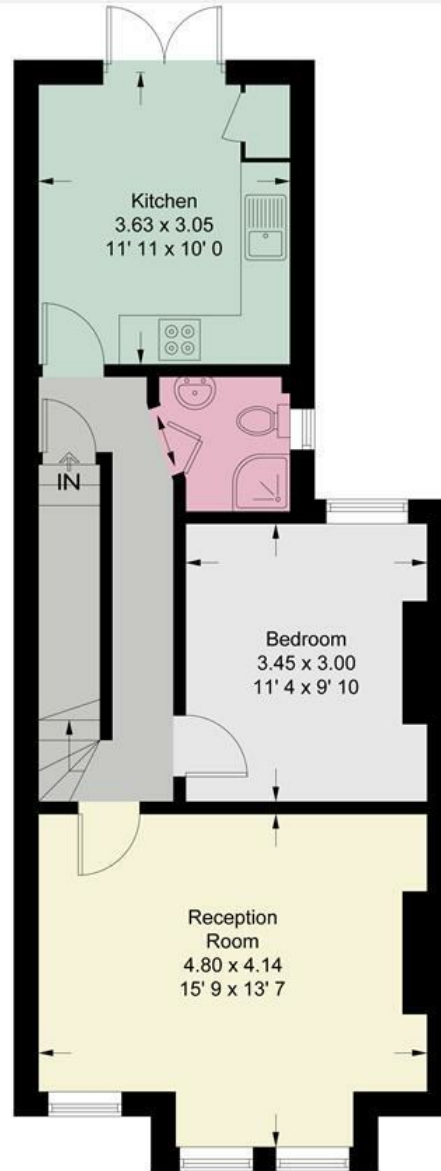


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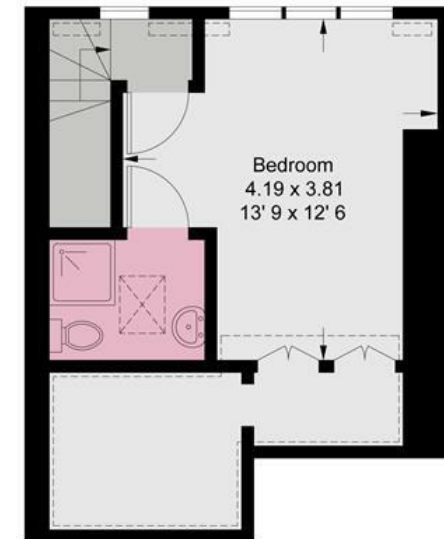
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**First Floor**  
538 sq ft / 50 sq m

= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
284 sq ft / 26.4 sq m  
(Including Reduced Headroom)

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.

