



JAMES  
ANDERSON

Putney Hill  
London SW15  
£525,000



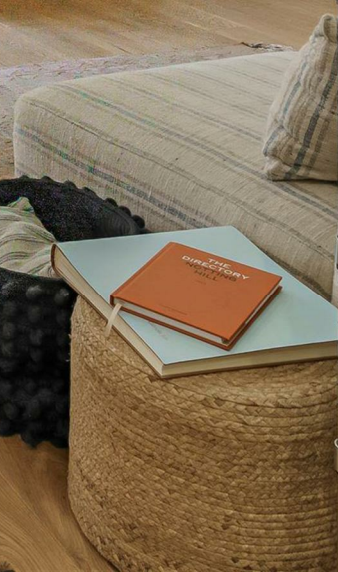
## Putney Hill London SW15

Nestled in the desirable area of Putney Hill, this immaculate one-bedroom garden flat offers a perfect blend of modern living and convenience. Spanning an impressive 641 square feet, the property boasts an open-plan living space that is both inviting and functional. The contemporary white gloss kitchen is equipped with modern appliances, making it a delight for any home cook.

The main bedroom features built-in wardrobes, providing ample storage while maintaining a sleek aesthetic. A dedicated study area adds versatility to the flat, making it ideal for those who work from home or require a quiet space for study. The double glazing throughout ensures a peaceful environment, while the French doors lead directly to a beautifully landscaped private garden with rear access, perfect for entertaining guests or enjoying a quiet afternoon outdoors. Additionally, there is a large upstairs storage cupboard.

Situated in central Putney, this property is just moments away from the station, offering excellent transport links to the rest of London. This flat is not just a home; it is a lifestyle choice, combining comfort, style, and accessibility in one of London's most sought-after locations. Whether you are a first-time buyer or looking to downsize, this charming garden flat is a must-see.

EPC rating - C  
Council tax band - C  
Leasehold remaining - 122  
Service charge - £2456  
Ground rent - Peppercorn





















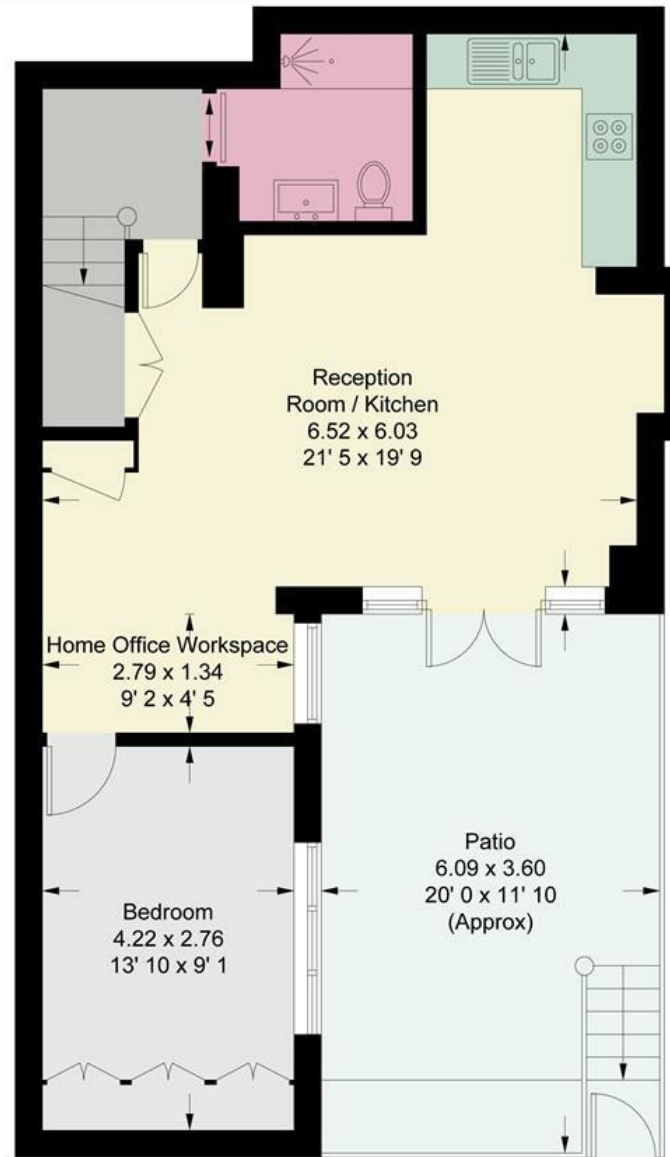
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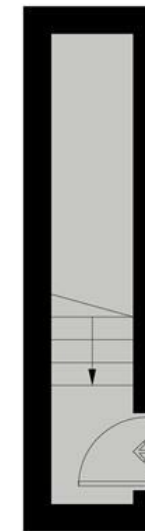
Approximate Gross Internal Area = 641 sq ft / 59.5 sq m



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**Lower Ground Floor**  
589 sq ft / 54.7 sq m



**Ground Floor**  
52 sq ft / 4.8 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.



151 Upper Richmond Road  
Putney  
London  
SW15 2TX

0208 785 4400  
sales@japutney.co.uk