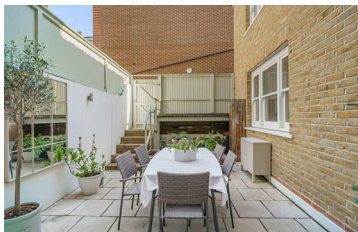




JAMES
ANDERSON



FOR SALE

£485,000

Putney Hill, London, SW15

Asking Price

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



One double bedroom, built in wardrobes



Study area



Modern bathroom



Open plan living space



Fully equipped modern kitchen with built in appliances



EPC rating C/ Council tax band C



Private garden with rear access



Immaculate condition, lots of natural light

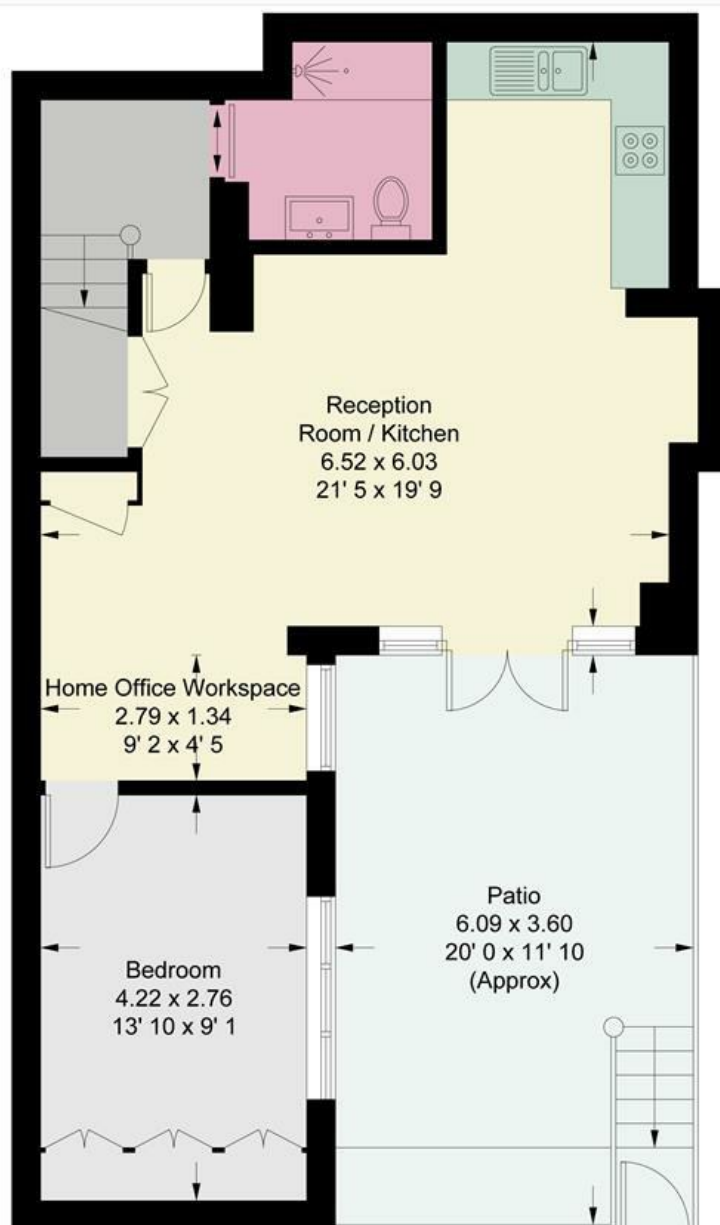


641 Sq Ft

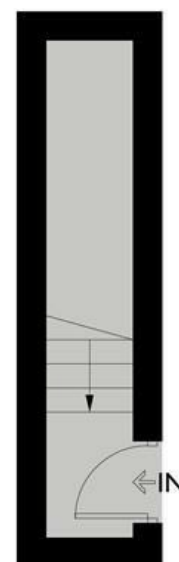


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Lower Ground Floor
589 sq ft / 54.7 sq m



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.



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	

Environmental Impact (CO₂) 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	

