



JAMES  
ANDERSON



# FOR SALE

# £427,500

Whitefield Close, Putney, SW15

New to the market, a 720 Sq ft second-floor purpose built two-bedroom flat located in Maple Lodge, Whitefield Close, Putney. This light and spacious property is very well proportioned, the accommodation comprises parquet flooring throughout, gas central heating, large double-glazed windows, excellent storage and a private balcony overlooking communal grounds. Both bedrooms are double rooms with pleasant views towards the city with built-in wardrobes. The living room is a great size room with space to dine, the kitchen and bathroom have been recently replaced, a lovely modern finish. Additional benefits are as follows, private car parking space within a car port and communal, beautifully maintained gardens. An ideal first time purchase to be sold with no onward chain.

This property is very well located and only a short walk from East Putney Underground Station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London with St Joseph's Catholic Primary and Nursery School close by.

Leasehold  
Years remaining 171  
Service charge £2172.00  
Ground rent £0.00



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

