



**JAMES  
ANDERSON**



## FOR SALE

Alton Road, Putney, SW15

This spacious split level three bedroom apartment provides ample living space and an excellent sized garden suited for entertaining in the upcoming summer months.

The ground floor features a good sized kitchen with plenty of storage alongside a welcoming reception room suited for entertaining with doors leading to the private and secluded low maintenance rear garden.

Upstairs provides three spacious bedrooms with fitted storage in the hallway alongside a three piece bathroom suite.

Located 1.5 miles from Barnes mainline station, Alton Road is conveniently close to the amenities of Roehampton High Street. A Little Waitrose can be found just across from the junction of Roehampton Lane and Alton Road. The 72 bus provides easy access to both Barnes and Hammersmith stations, while the 85 and 265 buses offer direct routes to Putney Bridge.

For green open spaces, this excellent apartment is perfectly placed between Richmond Park, Wimbledon Common, and Putney Heath while being located close to a range of well-regarded schools, including Putney High School and St. Mary's CE Primary School, making it a great location for families.

## £400,000

Guide Price



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

020 8788 6611

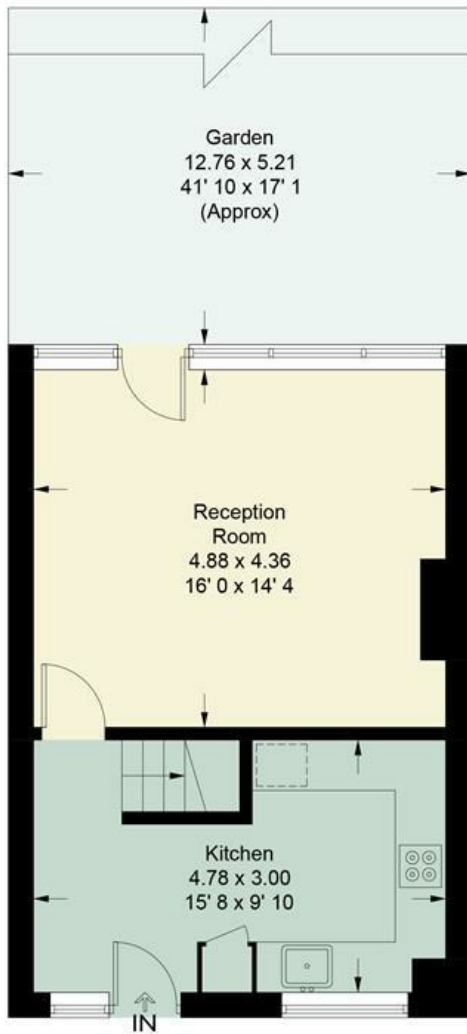
# Shawford Court

Approximate Gross Internal Area = 851 sq ft / 79.1 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 3 sq ft / 0.3 sq m

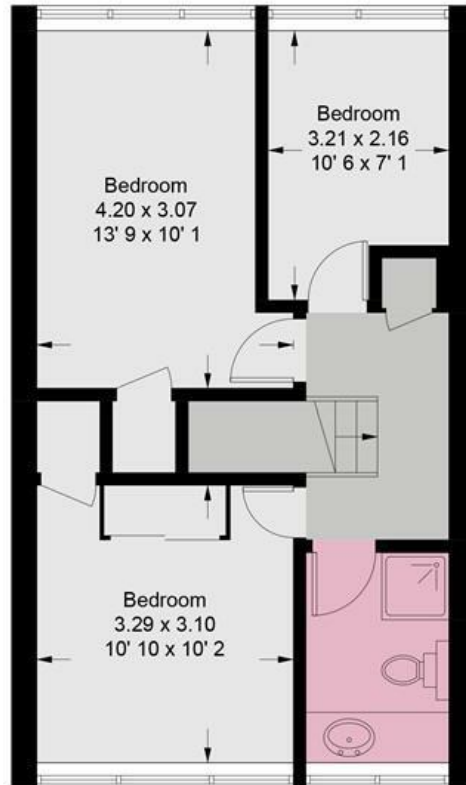


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= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
393 sq ft / 36.5 sq m  
(Including Reduced Headroom)



**First Floor**  
458 sq ft / 42.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

