



**JAMES
ANDERSON**



FOR SALE

£290,000

Danebury Avenue, Putney, SW15

Guide Price

A no chain, one-bedroom ground floor purpose-built apartment located in the desirable Danebury Avenue, Putney. This well-maintained property features a spacious double bedroom with ample storage, a bright and airy living room, and a fitted kitchen. The apartment offers direct access to a private garden, ideal for outdoor relaxation or entertaining.

Located in a sought-after area, it is within easy reach of local amenities, transport links, and green spaces, especially Richmond Park making it an ideal first-time purchase or investment opportunity while also providing an allocated parking space.

Danebury Avenue offers a variety of benefits that make it a highly desirable location. The area boasts excellent transport links, with Putney Station providing quick access to Waterloo in under 20 minutes and the District Line at East Putney Underground Station nearby, making commuting easy. Residents can also enjoy the proximity to beautiful green spaces, including Richmond Park, Putney Heath, Wimbledon Common, and the Thames Path, which are perfect for outdoor activities. The vibrant community of Putney offers plenty of cafes, shops, restaurants, and pubs, while Danebury Avenue itself provides a peaceful, residential environment. The area is also known for its strong selection of reputable schools, making it appealing for families.



One Double Bedroom



Bathroom Suite



Spacious Lounge With Direct Garden Access



Fitted Kitchen



EPC Rating -



Easy Access To Transport



Close To Roehampton University



Quiet & Peaceful Location



Moments From Green Open Spaces & Richmond Park

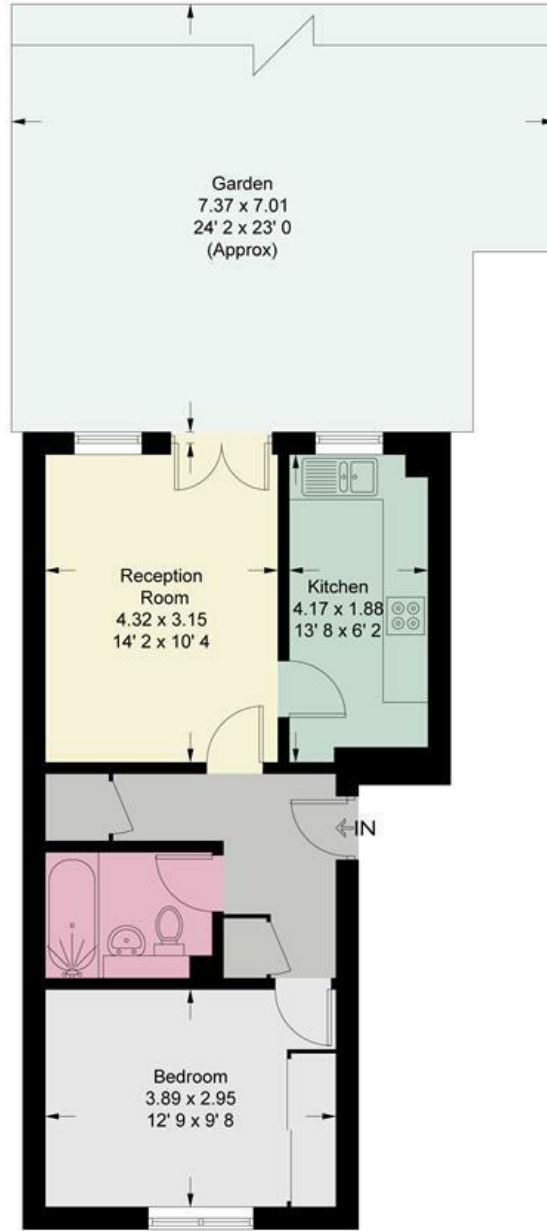


Chain Free



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

020 8788 6611



Ground Floor

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 | | 74 | 77 |
| (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 (CO ₂) 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 | | |

