



JAMES  
ANDERSON



## FOR SALE

£775,000

### Marsdene, Putney, SW15

Nestled in the desirable area of St. Johns Avenue, Putney SW15, this purpose-built ground floor flat offers a perfect blend of comfort and modern living. The flat boasts a large living room, three generously sized double bedrooms, one bathroom, a communal garden and garage.

This property is not only spacious but also conveniently located, offering easy access to local amenities and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. With its combination of size, modern features, and prime location, this flat is an exceptional opportunity for anyone looking to settle in the heart of Putney.

1264 Sq ft  
Council tax band H  
EPC rating C  
£3954.88 PA service charge  
974 year leasehold



Three bedrooms



One bathroom



One reception room



Kitchen / breakfast room



EPC rating - C



East Putney Tube close by



Superb local schools close by



Central location in Putney



Garage



No chain

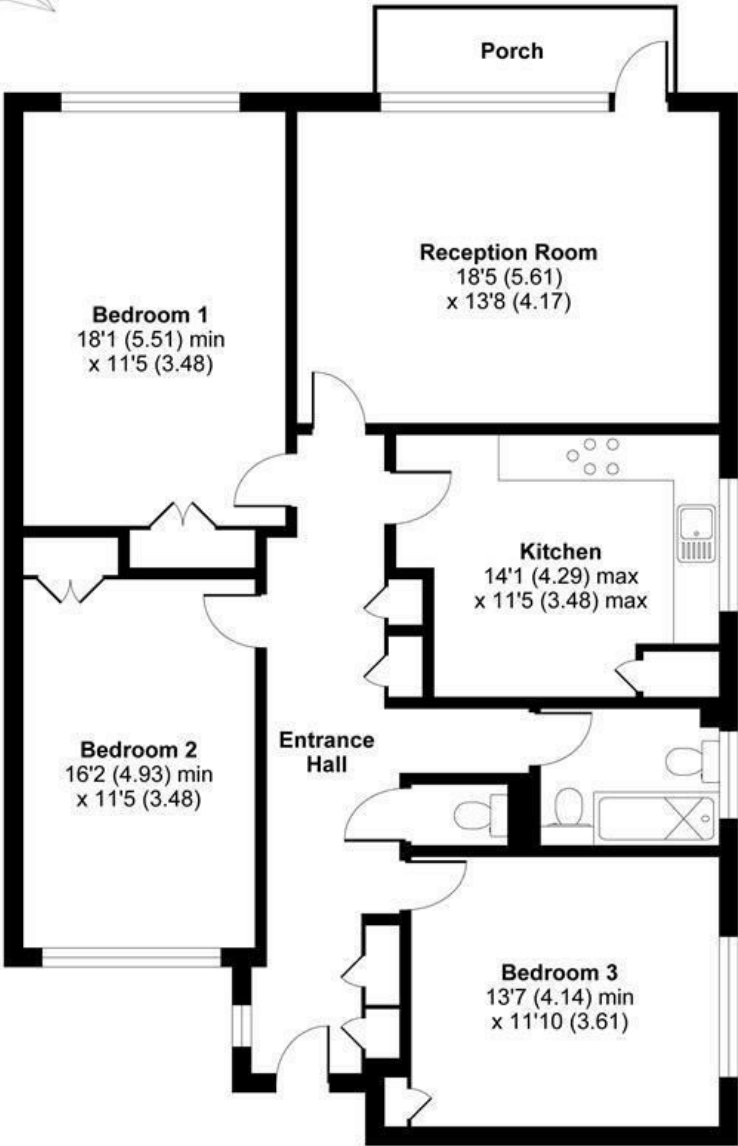


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

St. John's Avenue, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1264 SQ FT 117.4 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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