



JAMES  
ANDERSON



## FOR SALE

£525,000

### Putney High Street, Putney, SW15

A 650 Sq ft charming second floor flat forming part of a beautiful late 19th century building in the heart of Putney. This beautiful property is flooded with natural light and offers a good sized reception with feature window with particularly high ceilings throughout. The bathroom and kitchen are modern and tasteful with two double bedrooms, the main bedroom benefits from fitted wardrobes.

Situated on Putney High Street the flat is moments from the River and the shops, bars and restaurants of the High Street. Putney, Putney Bridge and East Putney Station are within easy reach. Great location, ideal for first time buyers or investors.

EPC rating C  
Council tax band E  
Service charge £913 PA  
Ground rent £100 PA  
Leasehold, 155 years remain



Two double bedrooms



Large living room, feature curved bay window



Modern kitchen and bathroom



Superb location, next to Putney Bridge



EPC rating C/ Council tax band E/ Leasehold 155 years



650 Sq ft



Second floor, low service charges

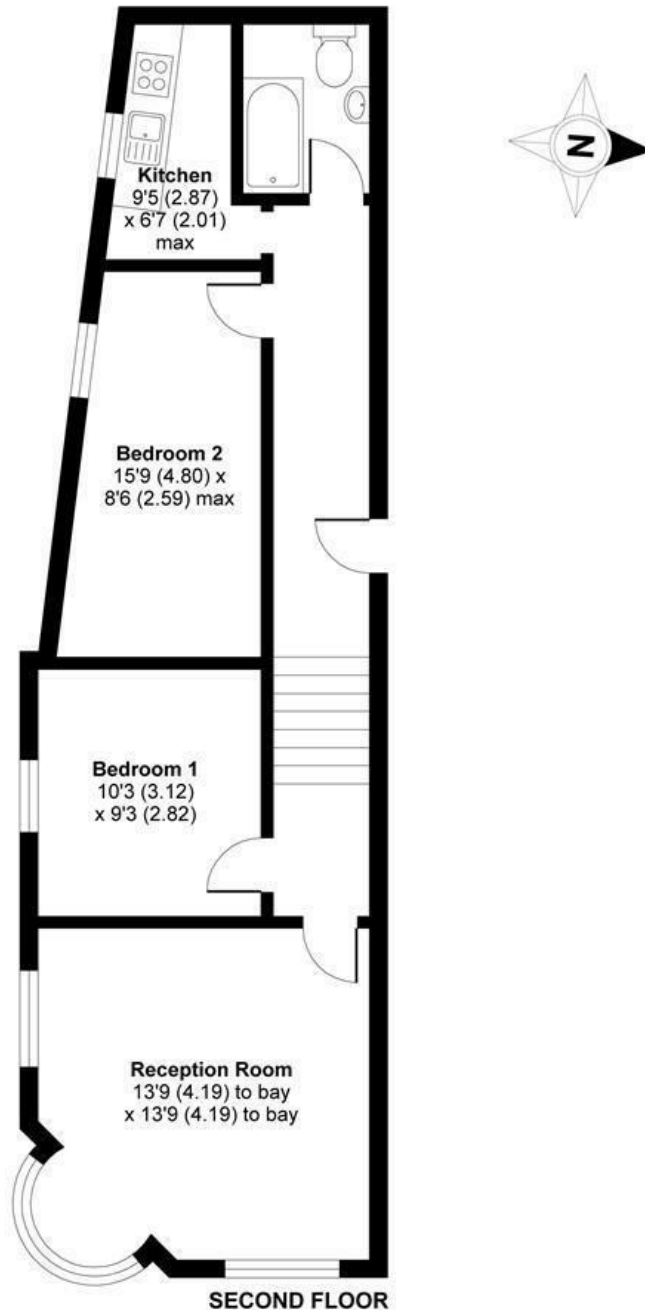


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# Putney High Street, Putney, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT 59.4 SQ METRES



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

