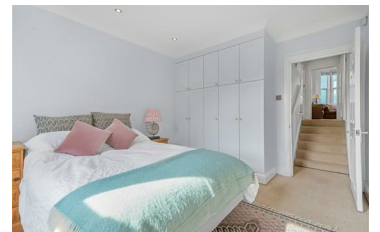




JAMES  
ANDERSON



## FOR SALE

**£425,000**

Putney Bridge Road, London, SW15

A beautifully presented one bedroom first floor period conversion located on Putney Bridge Road overlooking Wandsworth Park.

Measuring 500 Sq Ft this charming property benefits from high ceilings, period features and lots of natural light. The accommodation comprises one large double bedroom, a modern bathroom and a separate kitchen. The stand out feature of this property is the reception room, it has a beautiful fireplace, bay window and space to dine. The main bedroom is located at the back of the building with a window facing south, storage is excellent with several built in wardrobes.

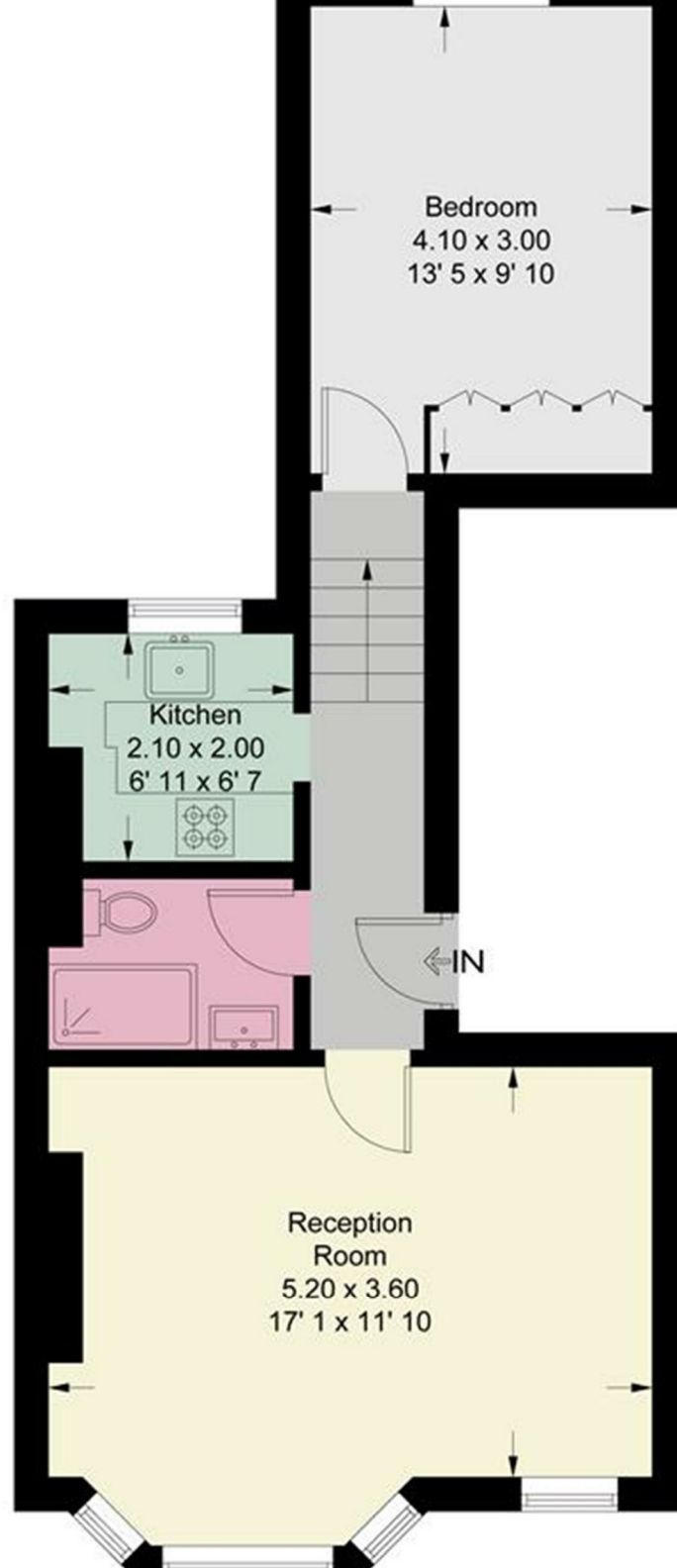
Putney Bridge Road is conveniently located in the heart of Putney, close to the shopping and transport facilities of Putney High Street. East Putney underground station and Putney mainline station are both a short walk away, and there are bus stops close by with great bus links to Wandsworth, Clapham and Fulham. The property is situated close to Brandlehow Primary School rated 'Outstanding' by Ofsted and is also ideally placed for access to Wandsworth Park and the River Thames.

No chain  
EPC rating C/ council tax band C  
Service charge - Ad hoc  
Buildings insurance £225 PA  
Ground rent £300 PA  
116 years remaining on the lease  
Parking easily available in the street



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

0208 785 4400



| Energy Efficiency Rating                    |  |                            |                                                                                     |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
|                                             |  | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) A                                 |  |                            |                                                                                     |
| (81-91) B                                   |  |                            |                                                                                     |
| (69-80) C                                   |  | 71                         | 76                                                                                  |
| (55-68) D                                   |  |                            |                                                                                     |
| (39-54) E                                   |  |                            |                                                                                     |
| (21-38) F                                   |  |                            |                                                                                     |
| (1-20) G                                    |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
|                                             |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>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<br>2002/91/EC  |

