



**JAMES  
ANDERSON**



# FOR SALE

**£735,000**

Marsdene, Putney, SW15

Offers Over

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
-  East Putney Tube close by
-  One bathroom
-  Superb local schools close by
-  One reception room
-  Central location in Putney
-  Kitchen / breakfast room
-  Garage
-  EPC rating - C
-  No chain

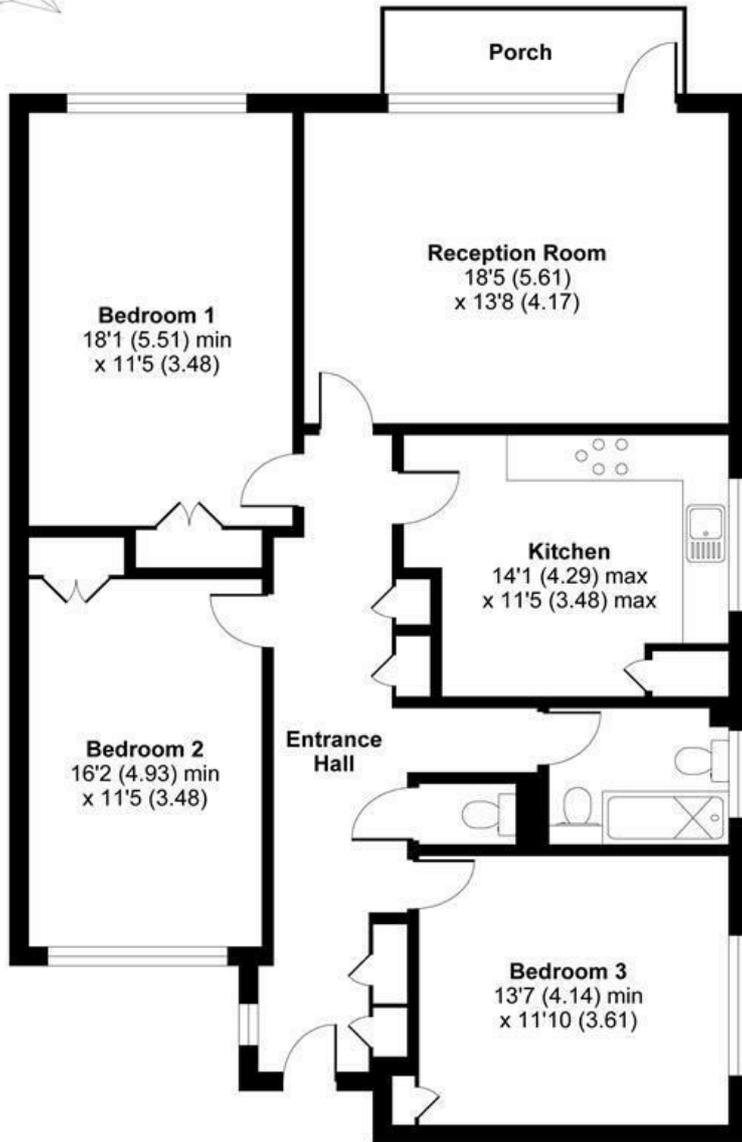


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**0208 785 4400**

# 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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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>		69	75
(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		

