



JAMES
ANDERSON



FOR SALE

£625,000

7 Felsham Road, Putney, SW15

Guide Price

Nestled on a tranquil and leafy road in the heart of sought-after West Putney, this beautifully presented two double bedroom apartment offers a perfect blend of modern living and elegant design. Set within a well-maintained development, the property provides a rare opportunity to enjoy both a peaceful environment and easy access to the vibrant amenities, green spaces, and excellent transport links.

The apartment itself has been thoughtfully designed with contemporary finishes throughout, offering both comfort and style. It comprises two generously sized double bedrooms, including a principal suite complete with its own modern en-suite shower room, as well as a separate family bathroom finished to a high standard. The fitted kitchen is sleek and functional, with ample workspace and integrated appliances, plus enough room to accommodate a dining table making it ideal for both everyday meals and casual entertaining.

A spacious and inviting reception room acts as the central hub of the home, bathed in natural light thanks to large windows and offering plenty of room for relaxation or hosting guests. The open-plan feel enhances the sense of space, while the tasteful décor creates a warm and welcoming atmosphere.

One of the standout features of this apartment is its substantial terrace, which overlooks the well-kept communal gardens. Whether you're enjoying a morning coffee, hosting a summer barbecue, or simply unwinding with a



Stylish Two Double Bedroom Apartment



Bathroom Suite & En-Suite Shower Room



Open Plan Living Suited For Entertaining



Fitted Kitchen With Dining Area



EPC Rating - TBC



Prime West Putney Location Close To Transport



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location Moments From Amenities



Council Tax Band F, 983 Year Lease, Service Charge £3516 P/A



Secure Underground Parking

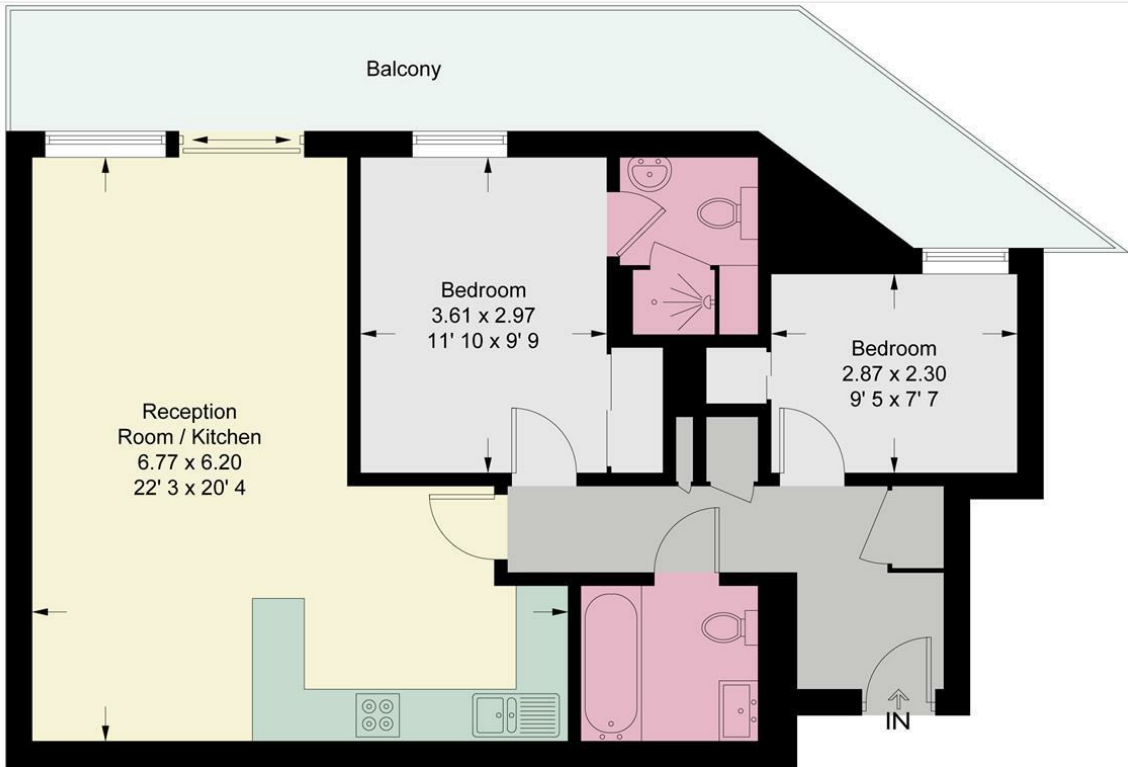


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Centrus Apartments

Approximate Gross Internal Area = 746 sq ft / 69.3 sq m



Third 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		
(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	

