



JAMES
ANDERSON



FOR SALE

£525,000

Putney Hill, London, SW15

A fabulous 768 Sq Ft ground floor modern apartment conveniently situated in a local landmark development. College House is a smart and stylish two bedroom, two bathroom property with a spacious open plan kitchen/reception room and direct access to a well maintained communal garden.

A well presented space which will appeal to a first time buyer who enjoys entertaining with a modern kitchen, complete with integrated appliances. Both bedrooms are good size doubles with built in wardrobes overlooking the garden. The main bedroom also benefits from an En-Suite shower room. A stand out feature is no doubt the garden, this is maintained by the management company with side access. Please note, It is not demised to the flat, however no other apartment in the development has access to it.

The property also has exclusive use of residents gym, private parking space underground, concierge with access to a communal roof terrace which benefits from stunning panoramic views. To be sold chain free, the property is ready to move into immediately and presented in excellent condition.

Located on the corner of Chartfield Avenue, a popular, wide tree-lined, residential road comprising substantial houses. Putney mainline station (Waterloo) is on Putney High Street, where there are good local shops and



Two Double Bedrooms



Two Bathrooms (One-En-Suite)



Open Plan Living



Fully Equipped Modern Kitchen



Superb Transport Links Close By



Opposite Putney High for Girls



Underground Parking Space



Long Leasehold

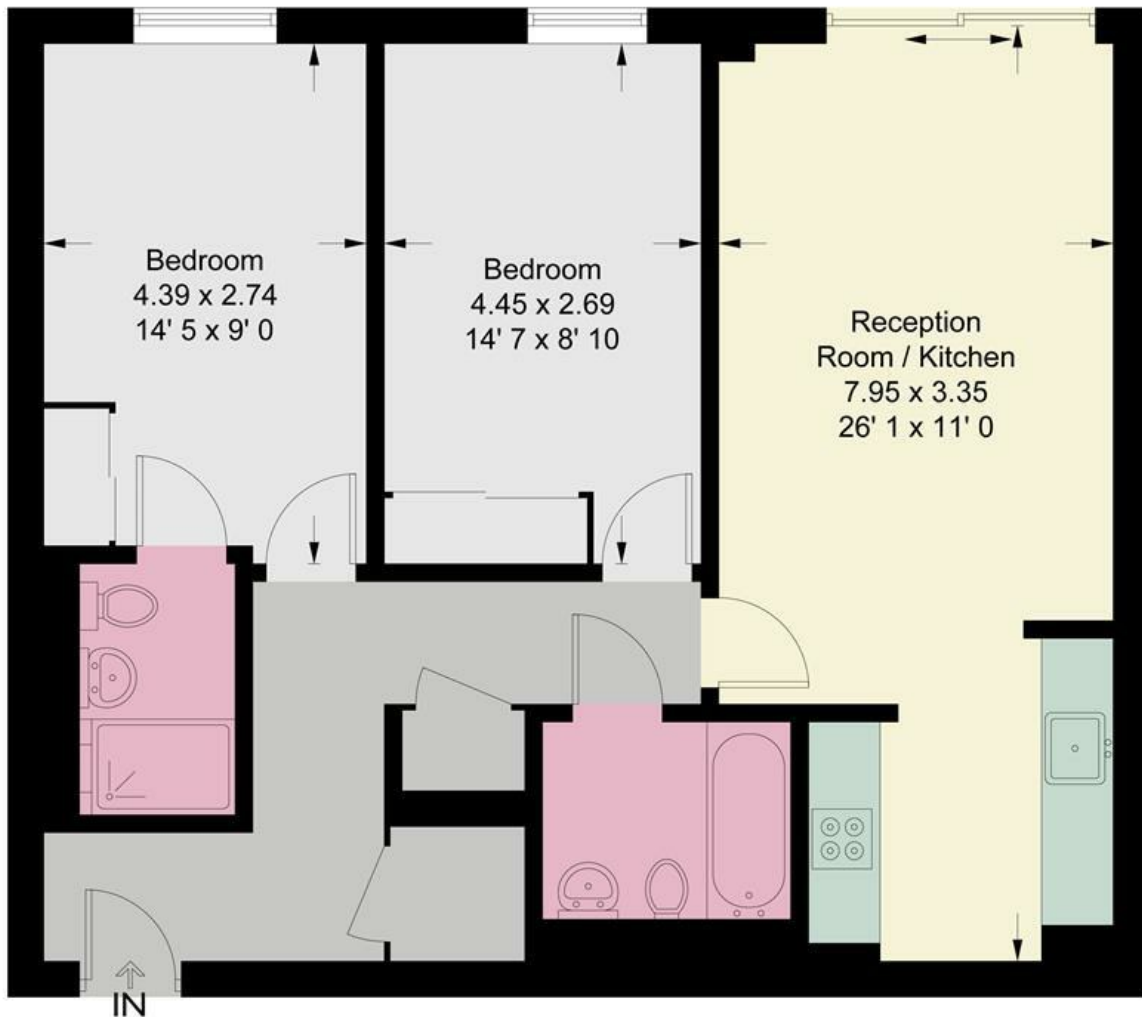


No Onward Chain



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

0208 785 4400



Ground 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		80	80
(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		80	80
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

