



JAMES
ANDERSON



FOR SALE

211, Putney Bridge Road, London, SW15

Nestled in the heart of London, this delightful Victorian conversion flat on Putney Bridge Road offers a perfect blend of modern living and classic charm. Spanning an impressive 769 square feet, this property is ideally suited for first-time buyers.

The flat boasts two spacious double bedrooms, each thoughtfully designed with fitted wardrobes to maximise storage. Additionally, a dedicated study area provides an excellent space for remote work or study. The large modern bathroom is equipped with both a shower and a separate bath, which is quite unique as most bathrooms are quite small in typical conversion flats.

The open-plan reception room is a true highlight, featuring high ceilings and large Velux windows that flood the space with natural light. French doors lead out to charming south facing views, creating an inviting atmosphere for both entertaining and everyday living. The modern Shaker-style kitchen is fully equipped with lots of preparation space and integrated appliances, making it a joy for any home cook.

Situated on the second and third floors, this flat is presented in excellent condition, ready for you to move in and make it your own. The property is located within the catchment area for Brandlehow Primary School, making it an ideal choice for families. With an EPC rating of B and low service charges of just £400 per annum, this flat is not only a beautiful home but also a wise investment.

£575,000

Offers In Excess Of



Two double bedrooms with fitted wardrobes and a study



Large bathroom with a shower and a separate bath



Open plan reception room, space to dine, high ceilings, large velux windows and French doors with charming views



Shaker style modern kitchen, fully equipped with integrated appliances



EPC rating B/ Council tax band C/ Leasehold 147 years remain



Superb location opposite Wandsworth Park, East Putney Underground close by



Brandlehow Primary School catchment



Located on the second and third floor, 769 Sq ft



Presented in excellent condition, ideal first time purchase



Lots of storage in the eaves space



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

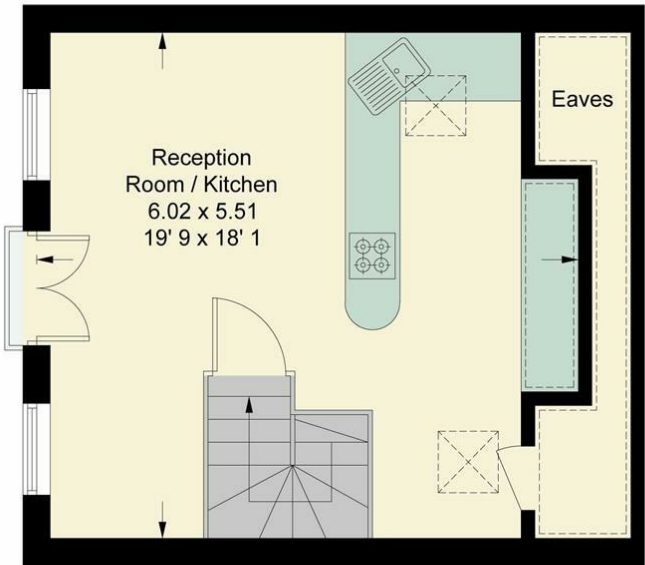
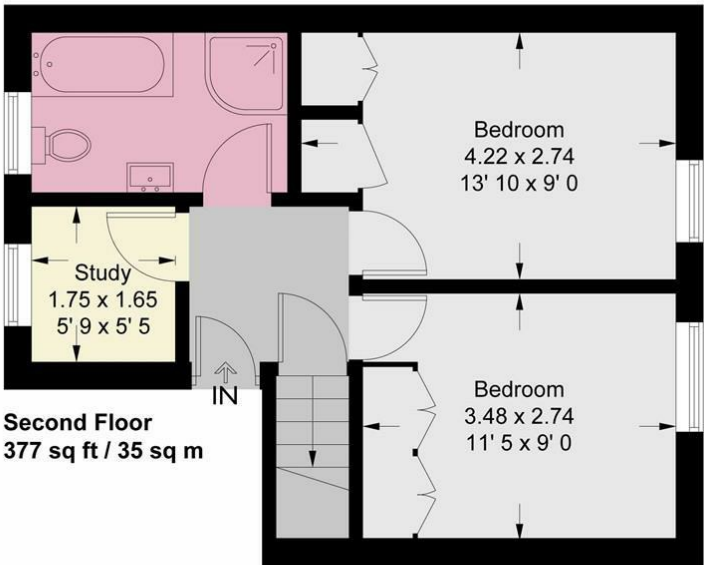
0208 785 4400

Putney Bridge Road

Approximate Gross Internal Area = 769 sq ft / 71.4 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 51 sq ft / 4.7 sq m



[Dashed box] = Reduced headroom below 1.5m / 5'0



Third Floor
392 sq ft / 36.4 sq m
(Including Reduced Headroom / Eaves)

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		
	80	80
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		

