



JAMES  
ANDERSON



## FOR SALE

£425,000

### 158, Putney Bridge Road, London, SW15

Nestled in the heart of Putney, this charming split level one-bedroom flat on Putney Bridge Road offers a delightful blend of modern living and convenience. Perfectly suited for first-time buyers, this top-floor conversion flat spans an impressive 518 square feet, providing ample space for comfortable living.

Upon entering, you will find a well-appointed reception room that seamlessly combines dining and study areas, making it an ideal space for both relaxation and productivity. The modern kitchen is equipped with integrated appliances, ensuring that cooking and entertaining are a pleasure. The double bedroom features free standing wardrobes, providing generous storage while maintaining a clean and uncluttered aesthetic.

The flat boasts a contemporary white bathroom suite, designed for both style and functionality. With a service charge of £1,077 per annum and a peppercorn ground rent, this property is not only appealing but also manageable in terms of ongoing costs. The leasehold offers an impressive 175 years remaining, providing peace of mind for years to come.

Situated in an excellent location, this property is just a short stroll from Putney Underground and Overground stations, making commuting to central London a breeze. The vibrant local area is filled with shops, cafes, and parks, ensuring that all your daily needs are within easy reach.



One double bedroom, good storage space



Modern white bathroom suite



Reception room, dining and study space



Modern kitchen, integrated appliances



EPC rating D/ Council tax band C/ Leasehold 175 years remain



Excellent location, close to Putney Underground and Overground



Located on the top floor



Ideal first time purchase



Service charge £1077 PA/ Peppercorn ground rent



Split level, 518 Sq ft



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

0208 785 4400

# Putney Bridge Road

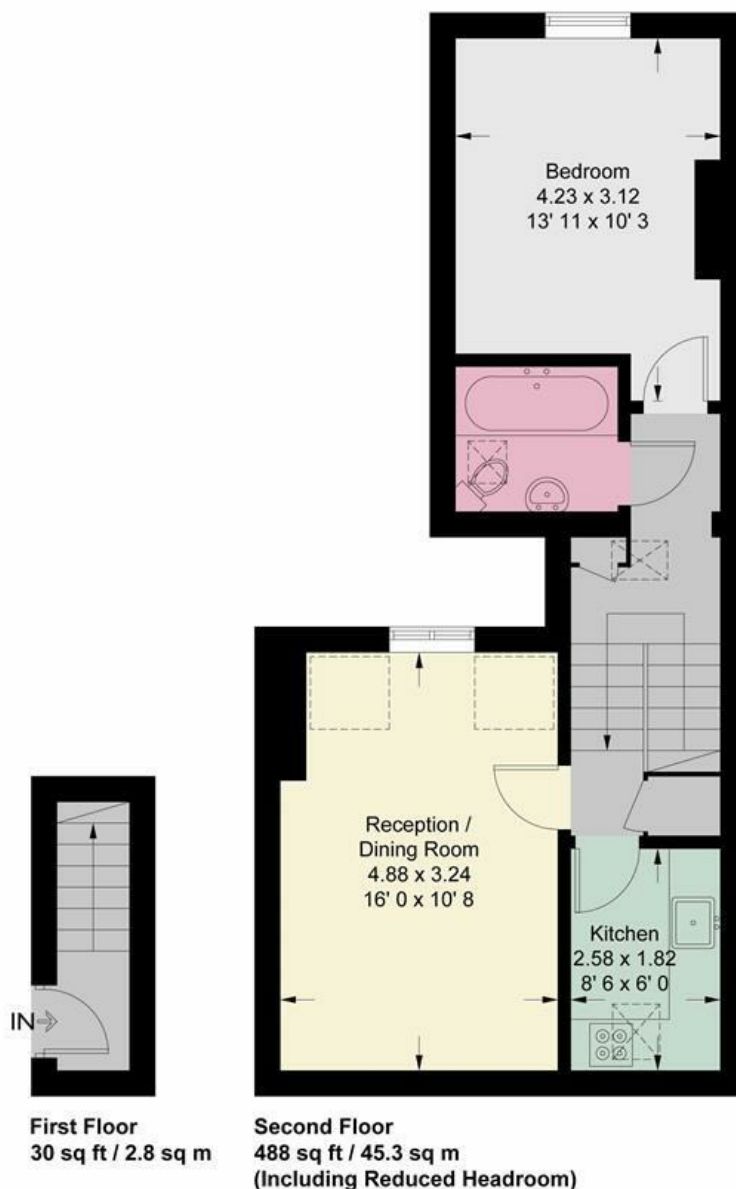
Approximate Gross Internal Area = 518 sq ft / 48.1 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 17 sq ft / 1.6 sq m



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= Reduced headroom below 1.5m / 5'0



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) <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 energy efficient - higher running costs		
	57	76
<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	

