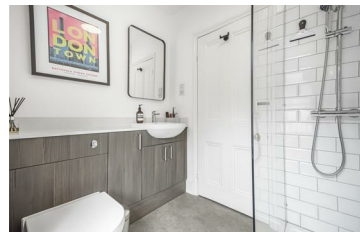




JAMES
ANDERSON



FOR SALE

£750,000

Norroy Road, London, SW15

Nestled on the charming Norroy Road in London, this delightful Victorian conversion flat offers a perfect blend of period elegance and modern convenience. Spanning an impressive 932 square feet over two floors, this property features two spacious double bedrooms and two well-appointed bathrooms, one of which is an en-suite located on the second floor.

As you enter, you are greeted by a separate living room that exudes warmth and character, enhanced by high ceilings and beautiful period features. The living space flows seamlessly into a modern, sleek kitchen/diner, which has been thoughtfully updated by the current owner. This stylish kitchen is equipped with quartz worktops and integrated appliances providing ample space for dining, making it an ideal setting for entertaining guests or enjoying family meals.

Stained glass double doors from the living space provide a small private balcony, perfect for enjoying a morning coffee or an evening glass of wine while soaking in the tranquil surroundings. The flat is in excellent turn-key condition, meaning you can move in without the need for any immediate work.

Conveniently located just a three-minute walk from Putney Overground Station, this property offers excellent transport links for easy commuting. Families will appreciate the proximity to outstanding state schools, making



Over two floors, two double bedrooms



Two bathrooms, one en-suite



Separate reception room, pretty period features, balcony



Replaced modern kitchen/diner, integrated appliances



EPC rating C/ Council tax band E/Leasehold



Superb condition, no work required, 932 Sq ft



Excellent location, just moments from Putney Overground Station



Ideal first time purchase, very well laid out



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

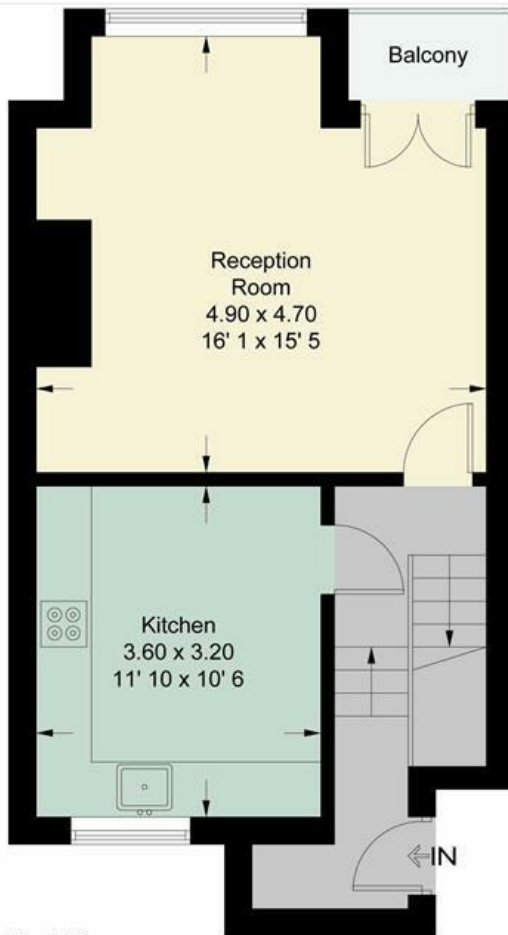
0208 785 4400

Norroy Road

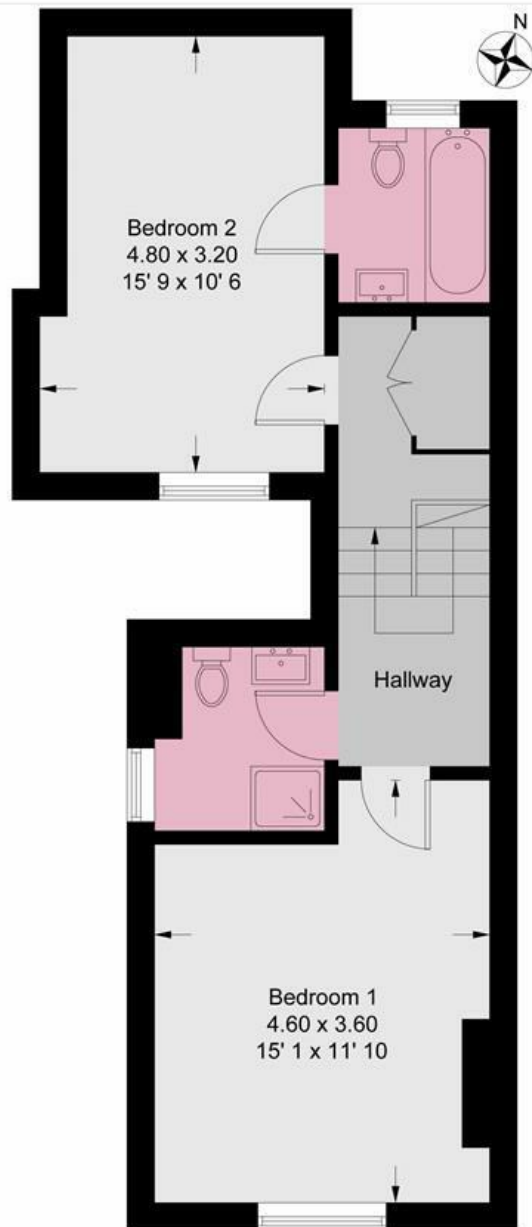
Approximate Gross Internal Area = 932 sq ft / 86.6 sq m



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First Floor
439 sq ft / 40.8 sq m



Second Floor
493 sq ft / 45.8 sq m

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		
	73	79
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	

