



**JAMES
ANDERSON**

211, Putney Bridge Road
London SW15
Offers In Excess Of £575,000



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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 Brandelhow 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.

The superb location opposite Wandsworth Park offers ample green space for leisurely strolls, while East Putney Underground station is conveniently close, providing easy access to central London. With a leasehold of 147 years remaining and a council tax band of C, this property is a rare find in a sought-after area.




















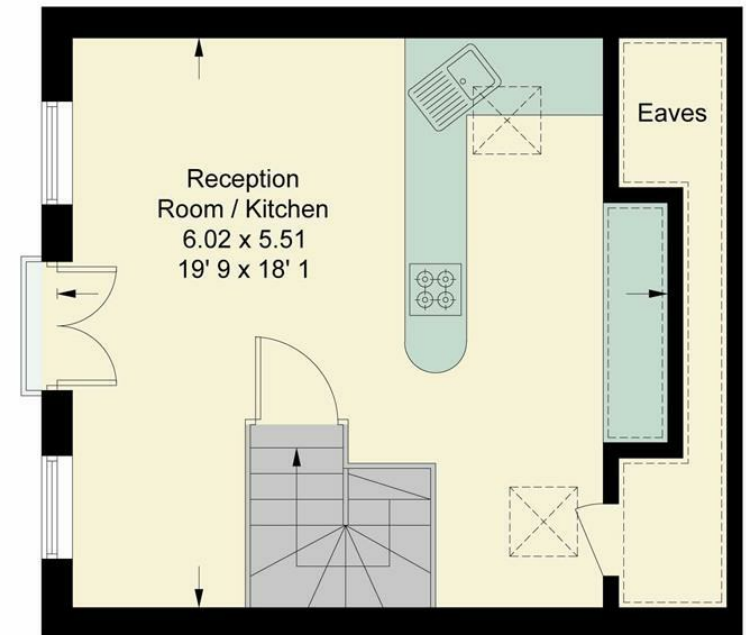
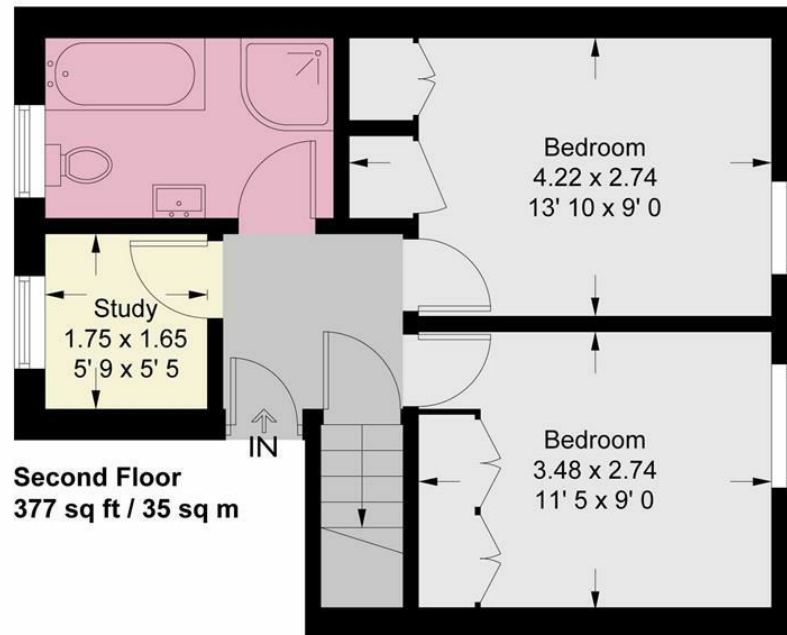
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Approximate Gross Internal Area = 769 sq ft / 71.4 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 51 sq ft / 4.7 sq m



 = Reduced headroom below 1.5m / 5'0"



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