



JAMES  
ANDERSON

Friars Avenue  
London SW15  
Guide Price £225,000





## Friars Avenue London SW15

A well-presented studio apartment located in a quiet residential pocket on Friars Avenue, SW15. This bright and efficiently arranged home offers a comfortable living space ideal for first-time buyers or investors. Conveniently situated close to Roehampton and Putney, the area offers a range of local amenities including shops, cafés, and restaurants, with larger retailers found at nearby Putney Exchange.

This apartment is presented in excellent condition and includes a parking space while offering a quiet and peaceful location opposite the Richardson Evans Memorial Playing Fields.

Excellent transport links include Barnes Station (National Rail), multiple bus routes, and easy access to the A3. The property is surrounded by green open spaces including Richmond Park, Wimbledon Common & Putney Heath are all within easy reach, perfect for outdoor activities and nature lovers.

A superb opportunity to enjoy peaceful living with excellent connections and access to some of southwest London's finest parks.

Tenure - Leasehold - 91 Years Remain  
Service Charge - £1554.95 P/A  
Ground Rent - £429 P/A  
Council Tax Band - B  
EPC Rating - D





















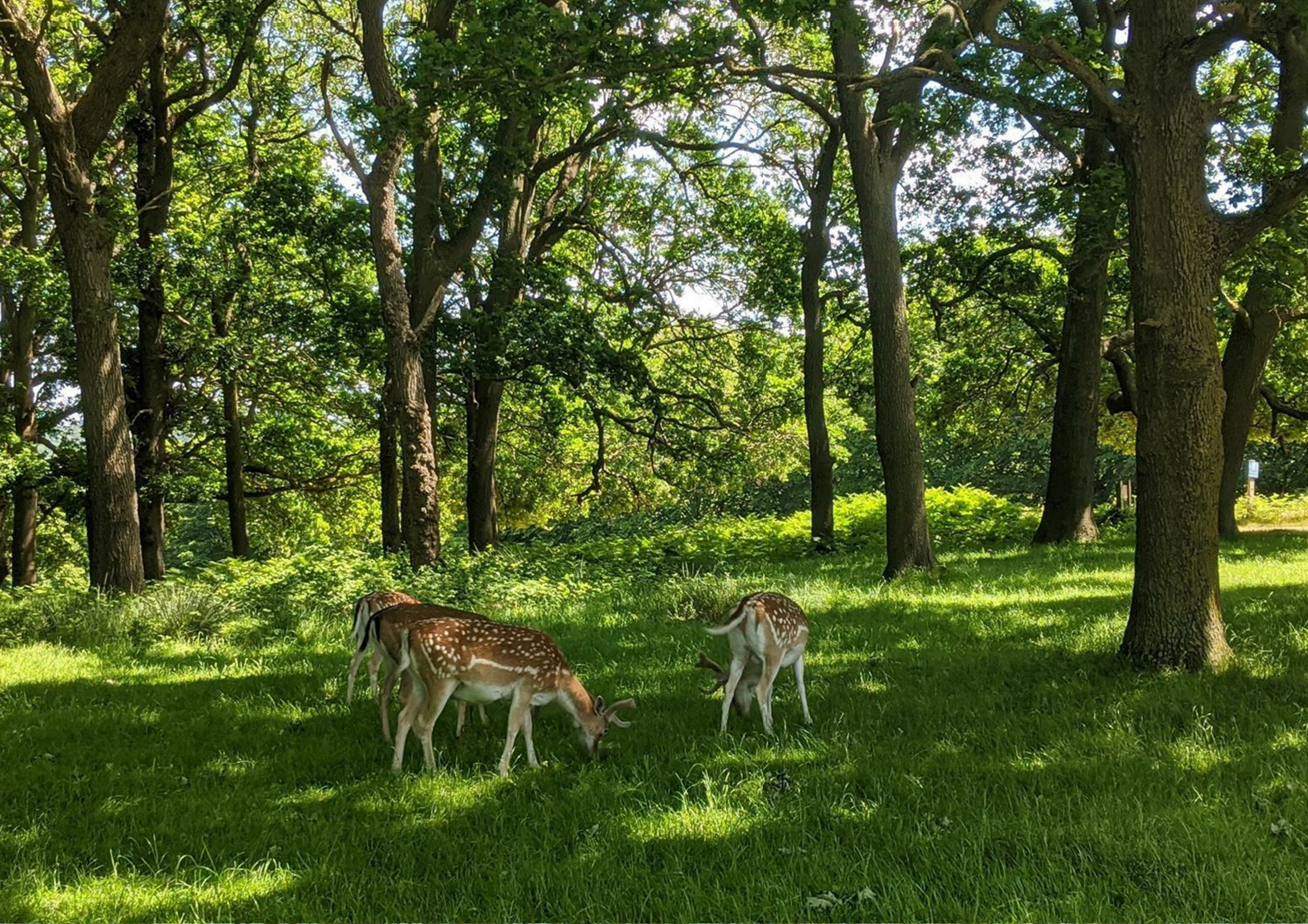
















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Approximate Gross Internal Area = 418 sq ft / 38.8 sq m

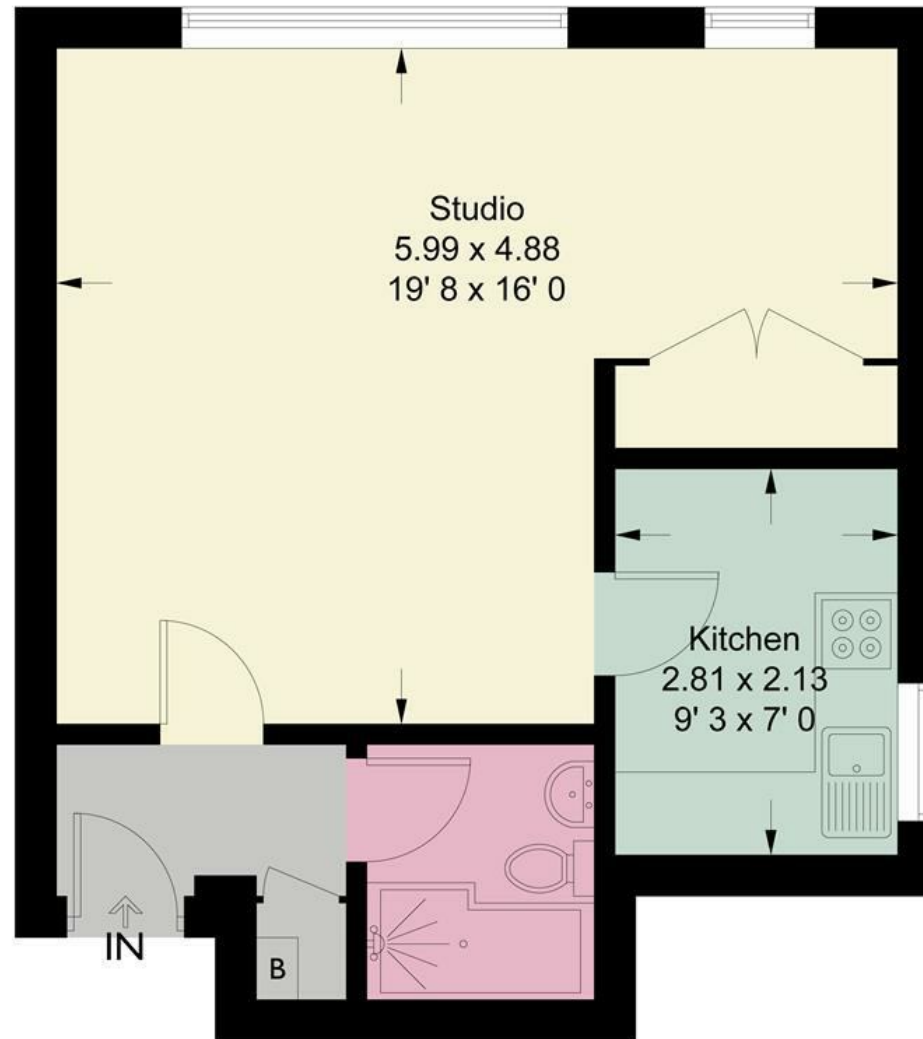


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**First Floor**

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