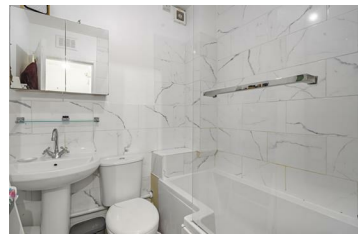




JAMES  
ANDERSON



## FOR SALE

**£225,000**

Friars Avenue, London, SW15

Guide Price

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



Studio Apartment



Three Piece Bathroom Suite



Open Plan Living



Fitted Kitchen



EPC Rating - D



Easy Access To Transport



Near Roehampton & Kingston University Campus



Moments From Green Open Spaces



Chain Free

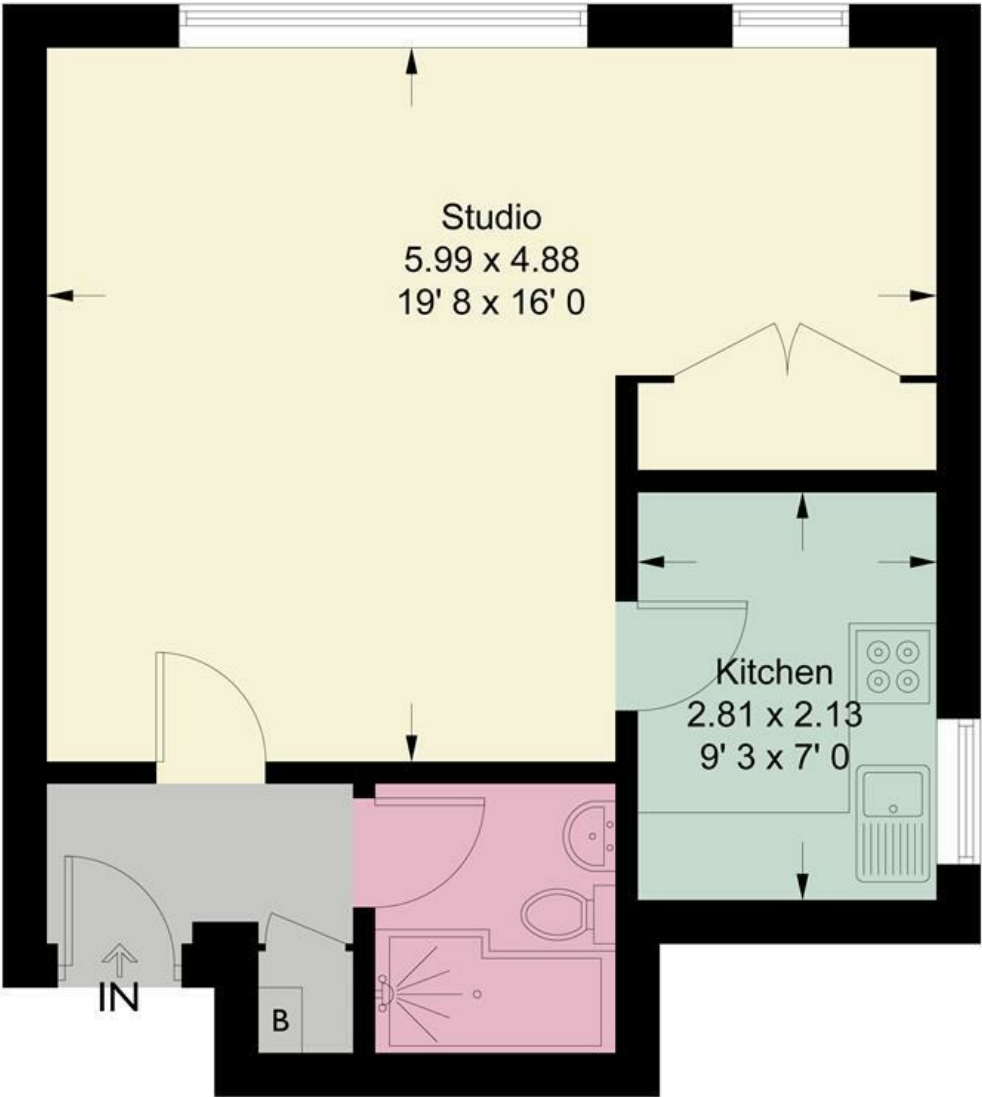


Quiet & Peaceful Location



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

020 8788 6611



First Floor

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		
	62	76
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

