



JAMES  
ANDERSON



**FOR SALE**

**£575,000**

Portsmouth Road, London, SW15

Set within the landscaped grounds of Highlands Heath in Putney, this well-maintained 1930s two bedroom second floor apartment spans 829sq ft, offering a blend of period character and modern updates.

Immaculately presented, the apartment features high ceilings and very generous rooms, with a thoughtful layout that creates a sense of flow throughout. The living space features a fireplace adding warmth and character, whilst a striking bay window frames views of the communal grounds. The kitchen, recently replaced by the current owner, combines shaker-style cabinetry and integrated appliances, blending timeless appeal with modern functionality. Both bedrooms are excellent sizes, with the principal bedroom offering a full wall of fitted wardrobes and enjoys garden views.

The communal grounds are meticulously maintained, offering lush lawns, mature trees and manicured hedges surrounding the building that creates a serene and private environment. Residents benefit from a private tennis court, a rare and luxurious amenity, enhancing the sense of exclusive living in this peaceful enclave of Putney. The overall style is elegant, timeless, and refined, making it an ideal residence for those seeking classic London living with a modern twist.

Highlands Heath is perfectly positioned for easy access to the open spaces of Wimbledon Common and Richmond Park, whilst the A3 and local bus routes provide swift connections into and out of London. A porter is on



Two double bedrooms, principal bedroom benefits from fitted wardrobes



Large stylish modern bathroom



Beautiful reception room, large bay window and space to dine



Shaker style kitchen, breakfast bar and fitted appliances



EPC rating C/ Council tax band E/ Share of freehold 993 years remain



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

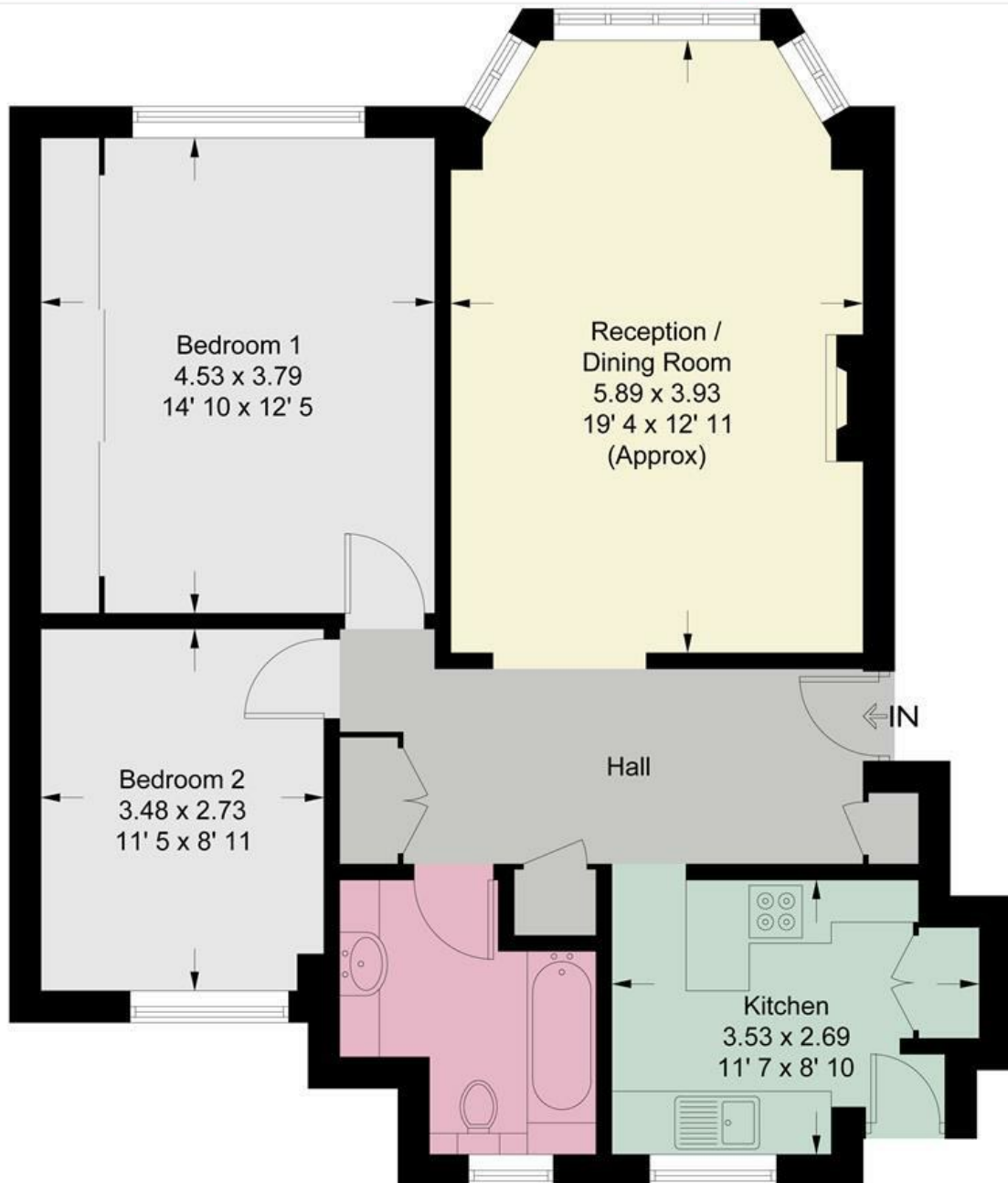
0208 785 4400

# Highlands Heath, Putney

Approximate Gross Internal Area = 829 sq ft / 77 sq m



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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 |                         |           |
|                                             | 73                      | 82        |
| <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 |           |

