



JAMES  
ANDERSON



## FOR SALE

Horne Way, Putney, SW15

**£350,000**

Guide Price

With far reaching views this wonderful apartment is presented in excellent condition while offering ample living space and a prime West Putney location.

Accommodation comprises of a spacious double bedroom, fitted kitchen, bathroom with separate WC and an excellent sized lounge with space to dine. Outside, the balcony provides extensive views overlooking green open spaces and is a great setting to unwind.

Nestled in the heart of the sought-after Putney area, Horne Way offers a charming residential location that combines tranquillity with excellent connectivity. This quiet, tree-lined street provides the perfect environment for anyone seeking a peaceful retreat while remaining within easy reach of central London.



One Spacious Double Bedroom



Bathroom Suite



Ample Living Space With Balcony Overlooking Green Open Spaces



Fitted Kitchen



EPC Rating - D



Easy Access To Transport



Close To Roehampton University



Prime West Putney Location Moments From River Thames



Various Amenities Nearby

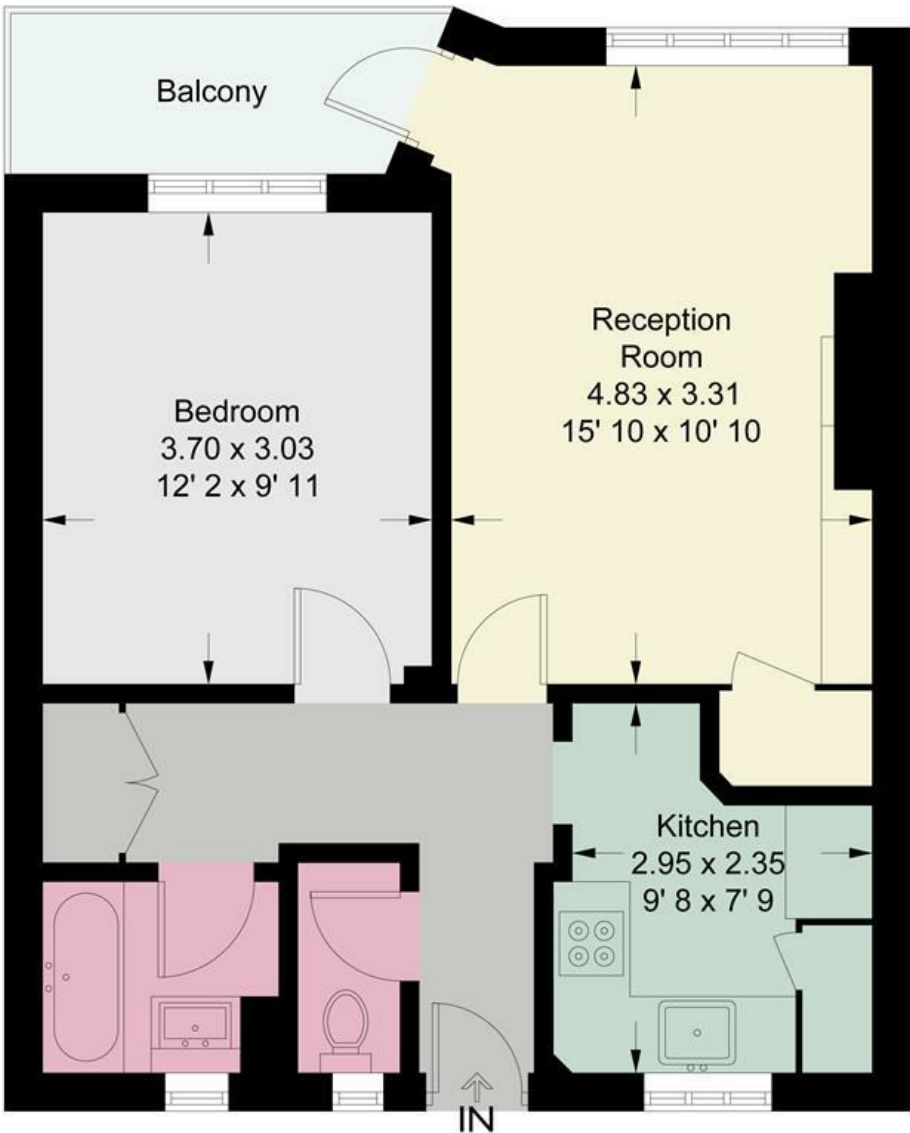


Quiet & Peaceful Setting



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

020 8788 6611



Fifth 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		
	63	78
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	

