



**JAMES  
ANDERSON**

The Platt  
Putney SW15  
Offers In Excess Of £500,000





## The Platt Putney SW15

Moments from green open spaces, the river Thames, schools and Putney High Street this excellent sized three double bedroom split level apartment is perfectly suited for buyers or investors while providing ample living space.

The ground floor offers a spacious kitchen/diner, utility room and an excellent sized lounge with doors leading to a large balcony perfect for enjoying the summer sun or entertaining.

The first floor offers three spacious bedrooms and a three piece bathroom suite.

The Platt is ideally situated for the many shops, bars, and restaurants in Putney town centre and within easy reach of the green open spaces of both Wandsworth Park and Bishop's Park. In addition, you can even see the start of the Boat Race!

Putney Mainline Station and District line station are both within close walking distance. For those who work in the city, the Riverboat could be the ideal commute for you.

Tenure - Leasehold - 177 Years Remains

Ground Rent - Peppercorn

Service Charge - £1737 P/A

Council Tax Band - D





































JAMES  
ANDERSON




## Lockyer House

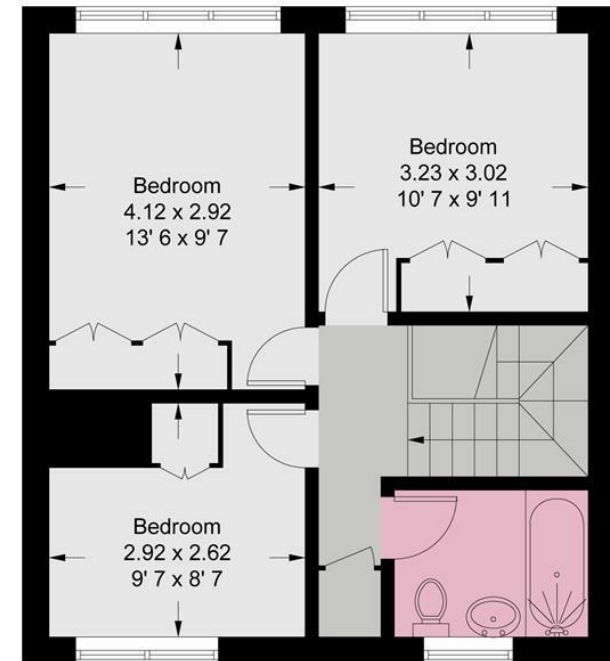
Approximate Gross Internal Area = 914 sq ft / 85 sq m  
(Including Reduced Headroom)

Reduced Headroom = 17 sq ft / 1.6 sq m



**Second Floor**  
459 sq ft / 42.7 sq m  
(Including Reduced Headroom)

 = Reduced headroom below 1.5m / 5'0



**Third Floor**  
455 sq ft / 42.3 sq m

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.



78 Lower Richmond Road  
Putney  
SW15 1LL

020 8788 6611  
sales@japutney.co.uk  
www.jamesanderson.co.uk

