



JAMES
ANDERSON



FOR SALE

£400,000

Horne Way, London, SW15

Guide Price

Situated in a well-connected and desirable location in West Putney, this charming two-bedroom flat offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxing and entertaining, with direct access to a private balcony that provides a pleasant outdoor space to unwind.

The fitted kitchen is well-equipped, offering a range of modern appliances and plenty of storage, perfect for preparing meals or enjoying a casual dining experience. Both double bedrooms are generously sized, providing ample space for furniture and storage.

The flat also benefits from a well-appointed bathroom, designed for both functionality and style.

With easy access to local amenities and excellent transport links, this property is ideal for those seeking a comfortable home in the heart of SW15.

Faulkner House is located on Horne Way, a leafy, quiet development of purpose built flats constructed in the 1960s. Located at the bottom of Sefton Street, a highly regarded road in West Putney, close to fantastic



Two Double Bedroom Apartment



Bathroom Suite



Bright & Spacious Lounge



Fitted Kitchen



EPC Rating -



Easy Access To Transport Links



Catchment For Highly Regarded Schools



Quiet & Peaceful Location Close To River Thames



Moments From Green Open Spaces



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Faulkner House

Approximate Gross Internal Area = 655 sq ft / 60.9 sq m



Second 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		
	60	65
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

