



JAMES
ANDERSON

Tangley Grove
Putney SW15
By Auction £180,000



Tangley Grove Putney SW15

This stylish and fully renovated one double bedroom flat is ideally located in the desirable Tangley Grove area of Putney, offering a perfect blend of modern living and green surroundings.

Freshly decorated throughout, the property features a brand-new kitchen with contemporary fittings and ample storage, a sleek new bathroom, and a spacious lounge that opens onto a private balcony — perfect for enjoying views of the surrounding greenery.

The generous double bedroom is bright and well-proportioned, making it ideal for singles or couples alike. Situated on a peaceful residential development, the flat is within easy reach of Putney, Wimbledon, Barnes, Richmond or East Sheen while offering excellent transport links, and scenic outdoor spaces including Putney Heath, Wimbledon Common and Richmond Park.

The property is fully compliant with all current landlord safety and legal regulations, making it an excellent choice for both owner-occupiers and investors.

Offered in move-in ready condition, this flat is a must-see for anyone seeking a stylish home in a vibrant London location.

Tenure - Leasehold - 106 Years Remain
Service Charge - £1310 P/A
Ground Rent - Peppercorn
EPC Rating - C
Council Tax Band - A











Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









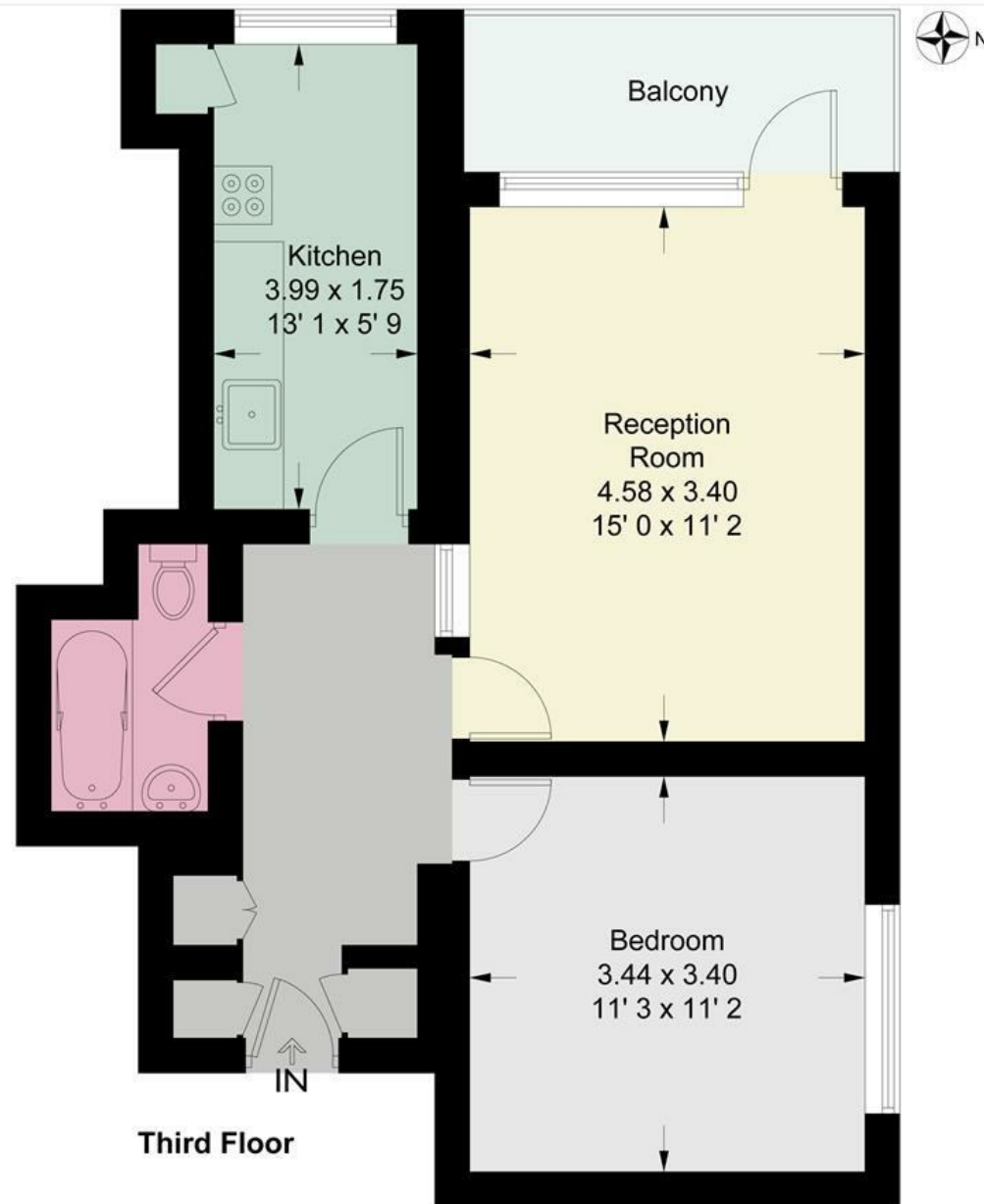
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Finchdene House

Approximate Gross Internal Area = 542 sq ft / 50.4 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.



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