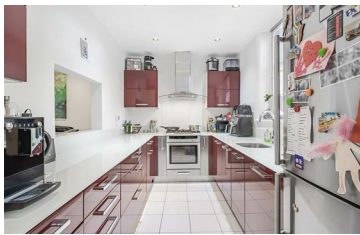




JAMES  
ANDERSON



## FOR SALE

**£625,000**

### St. John's Avenue, London, SW15

Nestled in the charming St. John's Avenue, this Victorian conversion flat offers a delightful blend of comfort and convenience. Spanning an impressive 895 square feet, the property features two generously sized double bedrooms, making it an ideal choice for first-time buyers or those seeking a peaceful retreat in the heart of London.

The light and spacious living room provides a welcoming atmosphere, perfect for both relaxation and entertaining. The modern kitchen is well-equipped and boasts ample storage, ensuring that all your culinary needs are met. Additionally, the flat includes a large, modern bathroom which features a separate shower, enhancing the practicality of the living space.

Situated on a quiet, tree-lined street, this property enjoys a superb location 5 minutes walk to Putney station or 10 minutes to East Putney Underground offering excellent transport links to the rest of the city. The area is known for its tranquil environment, making it a perfect sanctuary away from the hustle and bustle of urban life.

This flat is presented in excellent condition, allowing you to move in with ease. With no onward chain, the purchasing process is straightforward and hassle-free. The property also benefits from a share of the freehold, with an impressive 247 years remaining, providing peace of mind for future ownership.



Two large double bedrooms



Bathroom with separate shower



Light and spacious living room



Modern kitchen, lots of storage, excellent condition



Superb location, quiet tree lined street, five minute walk to the station



No onward chain



Excellent location, ideal first time purchase



895 Sq ft



EPC rating C - Council tax band E - Share of freehold 247 years remain



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

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Lower Ground 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) <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		
	72	81
<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	

