



JAMES
ANDERSON



FOR SALE

£435,000

Kersfield Road, London, SW15

Nestled in the desirable leafy area of Kersfield Road, this immaculate first-floor flat offers a perfect blend of comfort and modern living. Spanning an impressive 840 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the city.

Upon entering, you are welcomed into a separate living room that provides a warm and inviting space for relaxation or entertaining guests. The recently replaced kitchen is both stylish and functional, offering ample space to dine and prepare meals. The modern bathroom suite adds a touch of luxury, ensuring your daily routines are both comfortable and convenient.

This flat is part of a purpose-built development and benefits from low running costs, making it an attractive option for those looking to manage their expenses effectively. The property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Residents can enjoy shared parking to the rear, as well as access to a communal garden, perfect for unwinding outdoors or socialising with neighbours. With an EPC rating of C and a council tax band of D, this property is not only appealing but also energy-efficient.

In summary, this delightful flat on Kersfield Road presents an excellent opportunity for anyone seeking a well-maintained home in a vibrant London location. Don't miss your chance to make this charming property your own.



Two double bedrooms



Modern bathroom suite



Separate living room



Recently replaced kitchen, space to dine



EPC rating C/ council tax band D/ Leasehold



Shared parking to the rear for residents



Communal garden



No onward chain, low running costs



Immaculate condition



First floor, Leasehold, 88 years remain. Freeholder is Wandsworth Council



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

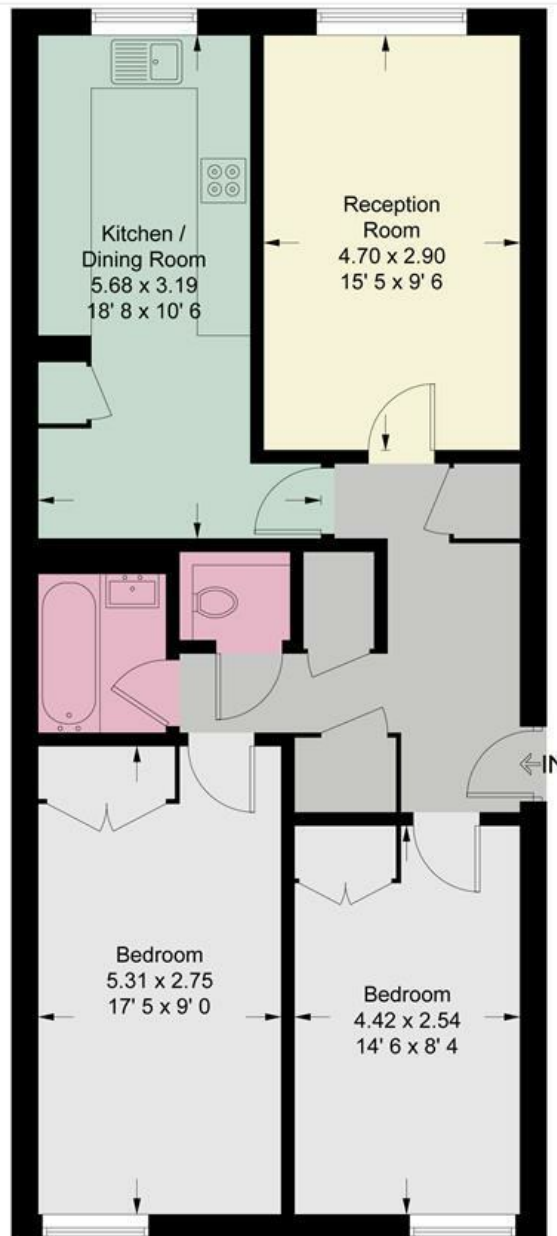
0208 785 4400

Anne Kerr Court

Approximate Gross Internal Area = 785 sq ft / 72.9 sq m



JAMES
ANDERSON



First 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			
		70	70
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	

