



JAMES  
ANDERSON

30 Kersfield Road  
London SW15  
£475,000





## 30 Kersfield Road London SW15

Nestled in the serene and picturesque Kersfield Road, this splendid two-bedroom flat offers a perfect blend of modern living and tranquil surroundings. Spanning an impressive 710 square feet, this split-level property is thoughtfully arranged over the first and second floors, providing a light and spacious atmosphere throughout.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The flat boasts two generously sized double bedrooms, ideal for both relaxation and restful nights. The modern bathroom suite has been renovated to a high standard, ensuring a stylish and comfortable experience.

The recently replaced kitchen is a true highlight, featuring ample storage and preparation space, making it a delight for any home cook. The property benefits from a combination boiler and upgraded electrics, ensuring that it is in turn-key condition for its new owners.

Situated within a private development, residents can enjoy the immaculate communal gardens, perfect for leisurely strolls or simply unwinding in nature. The flat is located on a quiet, tree-lined street, providing a peaceful retreat from the hustle and bustle of city life.

Conveniently, the property is just 0.7 miles from Putney Overground station, offering excellent transport links for those commuting into central London. With an EPC rating of C and a share of freehold, this flat presents a fantastic opportunity for both first-time buyers and investors alike. Furthermore, with no onward chain, you can move in without delay and start enjoying your new home. This property truly encapsulates the essence of comfortable urban living in a desirable location.

Service charge £2000 PA.

Ground rent £0.00

Lease years remaining 182



































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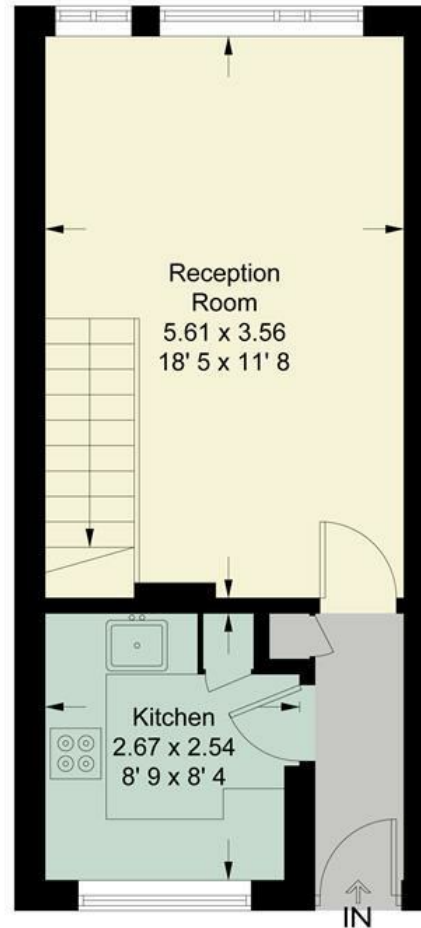


## Heath Royal

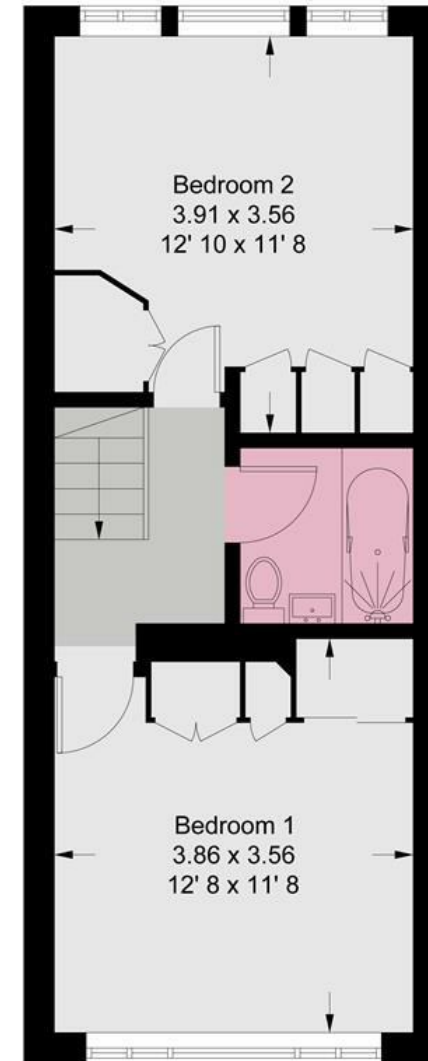
Approximate Gross Internal Area = 710 sq ft / 66 sq m



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**First Floor**  
326 sq ft / 30.3 sq m



**Second Floor**  
384 sq ft / 35.7 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.



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