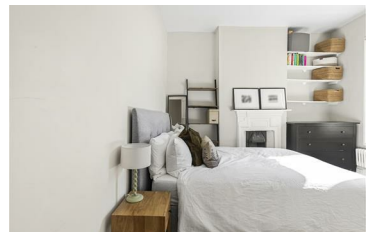
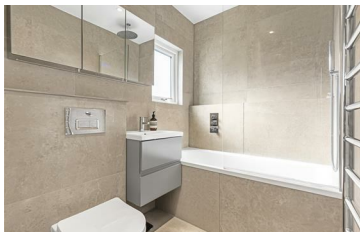




JAMES
ANDERSON



FOR SALE

£585,000

Putney Bridge Road, London, SW15

Nestled on the charming Putney Bridge Road, with stunning views of Wandsworth Park and the River Thames this exquisite two-bedroom flat conversion offers a delightful blend of modern living and classic elegance. Situated on the first floor, the property boasts a beautifully finished bathroom and an exceptional kitchen/diner, complete with integrated appliances and stunning quartz worktops, making it perfect for both cooking and entertaining.

The spacious principal bedroom is complemented by a versatile study or nursery, providing ample space for a growing family or a home office. The reception room is particularly inviting, featuring high ceilings, feature fire place and double-glazed sash windows that frame lovely views of Wandsworth Park and the River Thames, creating a serene atmosphere. The construction of the nursery allows for easy reconfiguration to revert to open plan kitchen reception and two double bedrooms, if desired.

This property has been meticulously maintained, with upgraded windows and a modern boiler, ensuring comfort and efficiency. The loft is demised to this flat, presenting potential for future extension, should you wish to expand your living space. The flat is in turn-key condition, making it an ideal first-time purchase for those looking to settle in a vibrant community.



Light filled two bedroom flat, offering versatile configuration of 1 bedroom plus nursery/ study or two double bedrooms



Beautifully finished bathroom, space for washing machine/tumble dryer



Exceptional kitchen/diner with integrated appliances and quartz worktops



Pretty reception room, high ceilings, double glazed sash windows, views of the park and River Thames



EPC rating D - Council tax band E - Share of freehold, 99 year leasehold



Windows and boiler upgraded, loft demised to this property, potential to extend



Service charge £0.00 and ground rent £0.00. Ad hoc charges divided by x4 residents



Superb condition, close proximity to East Putney Underground, ample on street parking available



Brandlehow Primary School catchment, opposite Wandsworth Park



Turn key condition, ideal first time purchase. Located on the first floor



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

0208 785 4400

Putney Bridge Road

Approximate Gross Internal Area = 621 sq ft / 57.7 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		50	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

