



JAMES
ANDERSON



FOR SALE

£400,000

Alton Road, London, SW15

Guide Price

Located within a modern and well-maintained development on the ever-popular Alton Road, this beautifully presented two double bedroom first-floor apartment offers spacious, contemporary living ideal for first time buyers, downsizers, or investors. Offered to the market chain free and recently redecorated throughout, the property is fully move in ready.

Accessed via a secure entry phone system, the apartment welcomes you with a bright and airy hallway that flows seamlessly into the generous open-plan kitchen and lounge area perfect for modern living and entertaining. The stylish kitchen features fitted cabinetry and integrated appliances, while the lounge offers ample space for both dining and relaxation.

There are two well proportioned double bedrooms, including a principal bedroom with a private en-suite shower room. A separate three piece family bathroom completes the internal accommodation, offering practicality and comfort for everyday living while outside offers gated allocated parking.

The development itself is ideally located near a range of green open spaces, including nearby parks and woodland, providing a welcome retreat from city life. Families will appreciate the proximity to well regarded local schools, while excellent transport links ensure easy access into central London and surrounding areas. Several nearby bus routes, local train stations, and key road links make commuting simple and convenient.



2 Double Rooms



2 Bathrooms (One on-suite)



Open Plan Living Room



Modern Fitted Kitchen



Great Bus Links & Access to A3



Close to Roehampton University



No Onward Chain



144 Year Lease



676sq ft

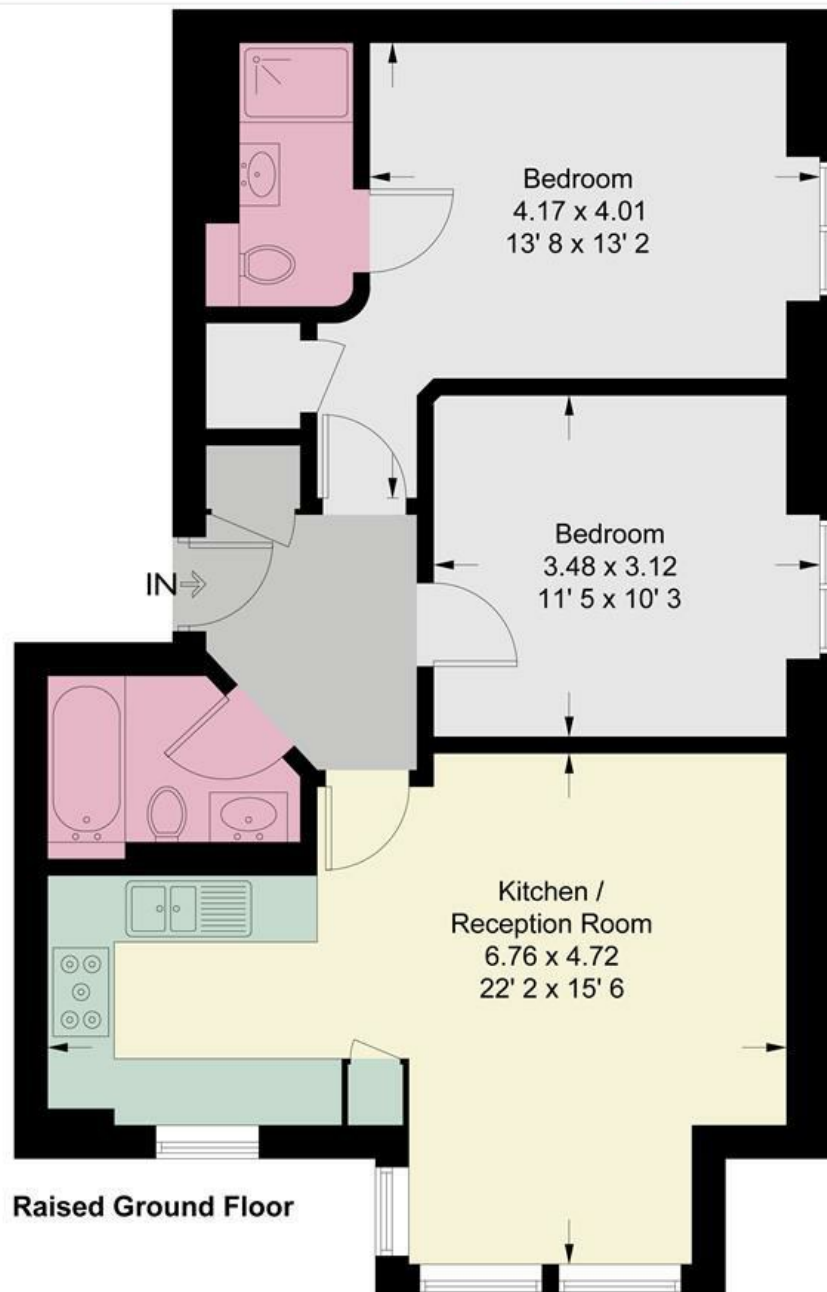


Close to Richmond Park



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

020 8788 6611



Raised 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) 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			
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			
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