



JAMES  
ANDERSON

Scott Avenue  
London SW15  
Guide Price £365,000



## Scott Avenue London SW15

Welcome to this charming one-bedroom flat located in the highly sought-after area of Scott Avenue, Putney. Situated within the well-regarded Hannay House, this purpose-built flat offers a comfortable living space of 458 square feet, perfect for individuals or couples seeking a modern urban lifestyle.

Upon entering, you will find a welcoming reception room that provides a versatile area for relaxation and entertaining. The flat features a spacious double bedroom and a well-appointed bathroom, adding to the convenience of this delightful home.

The building features useful lift access, making it easily accessible for all. Additionally, residents will benefit from secure bike storage, ideal for those who enjoy cycling around the picturesque streets of Putney. The communal gardens offer a lovely outdoor space to unwind and enjoy the fresh air.

With a long lease of 972 years, this flat presents an excellent opportunity for both first-time buyers and investors alike. The location is particularly desirable, with a wealth of local amenities, shops, and transport links nearby, ensuring that everything you need is within easy reach.

East Putney (district line) is within 0.9 miles and offers the convenience of the London underground network. Putney rail station is within 1 mile which will take you to London Victoria in a scheduled time of 25 minutes with one interchange.

Leasehold - 972 Years Remaining  
Service charges - £2108.10 p.a.  
No ground rent















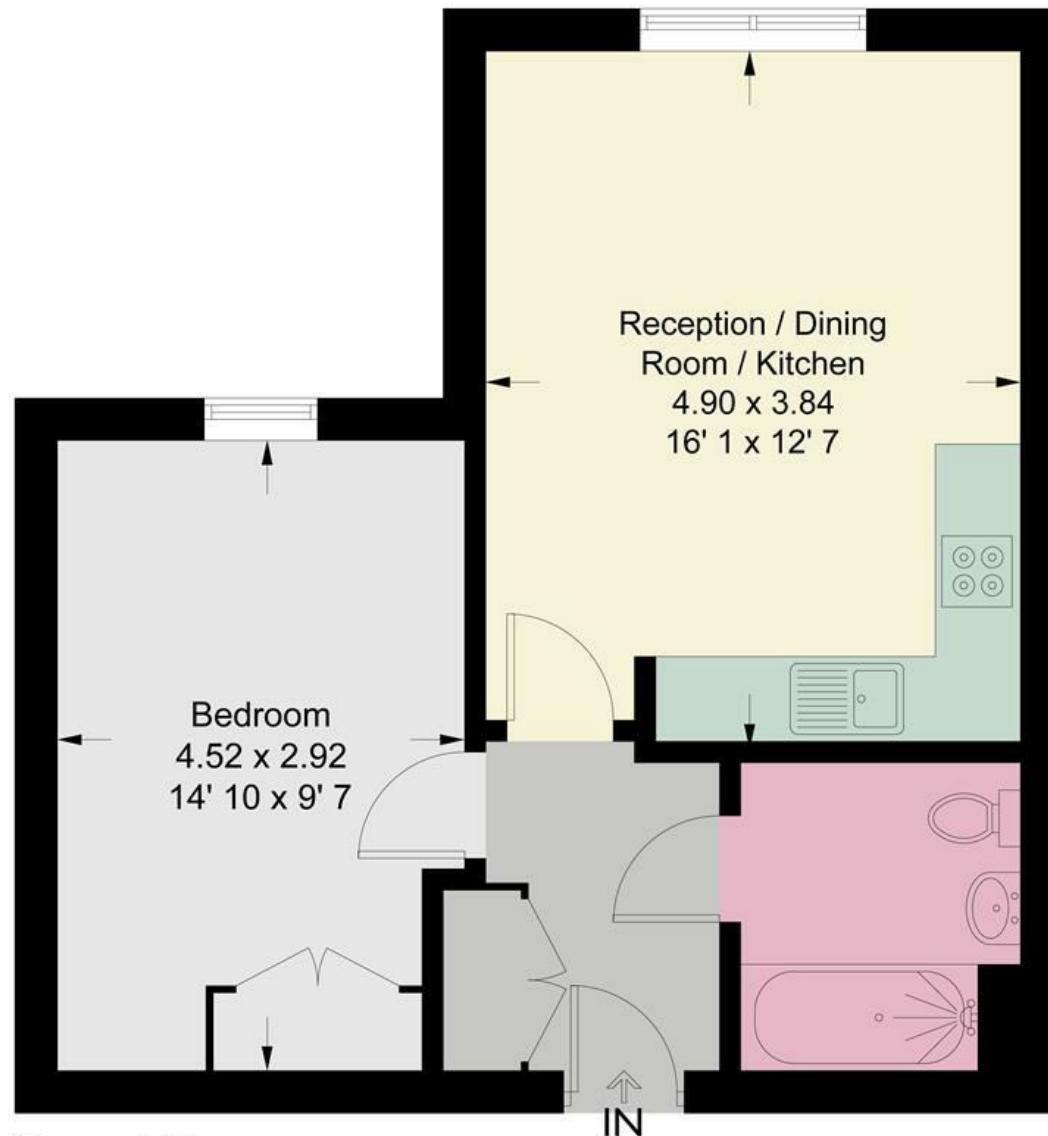


# Hannay House

Approximate Gross Internal Area = 458 sq ft / 42.5 sq m



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**Second Floor**



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