



**JAMES
ANDERSON**

97 Felsham Road
Putney SW15
Guide Price £625,000



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This attractive, chain free property is a beautifully presented two bedroom purpose built apartment offering impressive views and an exceptionally convenient location on Felsham Road in the heart of Putney. Arranged over two floors, the apartment provides a thoughtful layout that maximises both space and comfort. The accommodation includes two generously sized double bedrooms, each equipped with built in wardrobes that provide ample storage while maintaining clean, uncluttered lines. The main family bathroom features a shower over the bath, and there is also an additional separate WC, offering extra practicality for residents or guests.

One of the standout features of the home is its stylish open-plan kitchen and dining area, designed to create a welcoming environment ideal for everyday living as well as entertaining. The kitchen is modern and efficient, seamlessly connecting with the dining space to form an inviting and functional hub. The property also benefits from double glazing throughout and gas central heating, ensuring energy efficiency and year-round comfort.

A spacious reception room opens directly onto a private south facing roof terrace, an exceptional outdoor space that captures abundant natural light and provides stunning panoramic views of the surrounding neighbourhood. This terrace offers a rare opportunity for outdoor relaxation, dining, or simply enjoying the open skyline.

Felsham Road itself is ideally positioned just moments from the vibrant selection of shops, cafés, bars and restaurants found on Putney High Street. Excellent transport links are also close at hand: Putney Bridge Underground Station on the District Line and Putney Rail Station, with direct connections to central London, are only a short walk away. Together, these features make the property a superb option for anyone seeking a well-connected, stylish and comfortable home in one of Putney's most desirable areas.



THIS
KITCHEN
IS FOR
DANCING









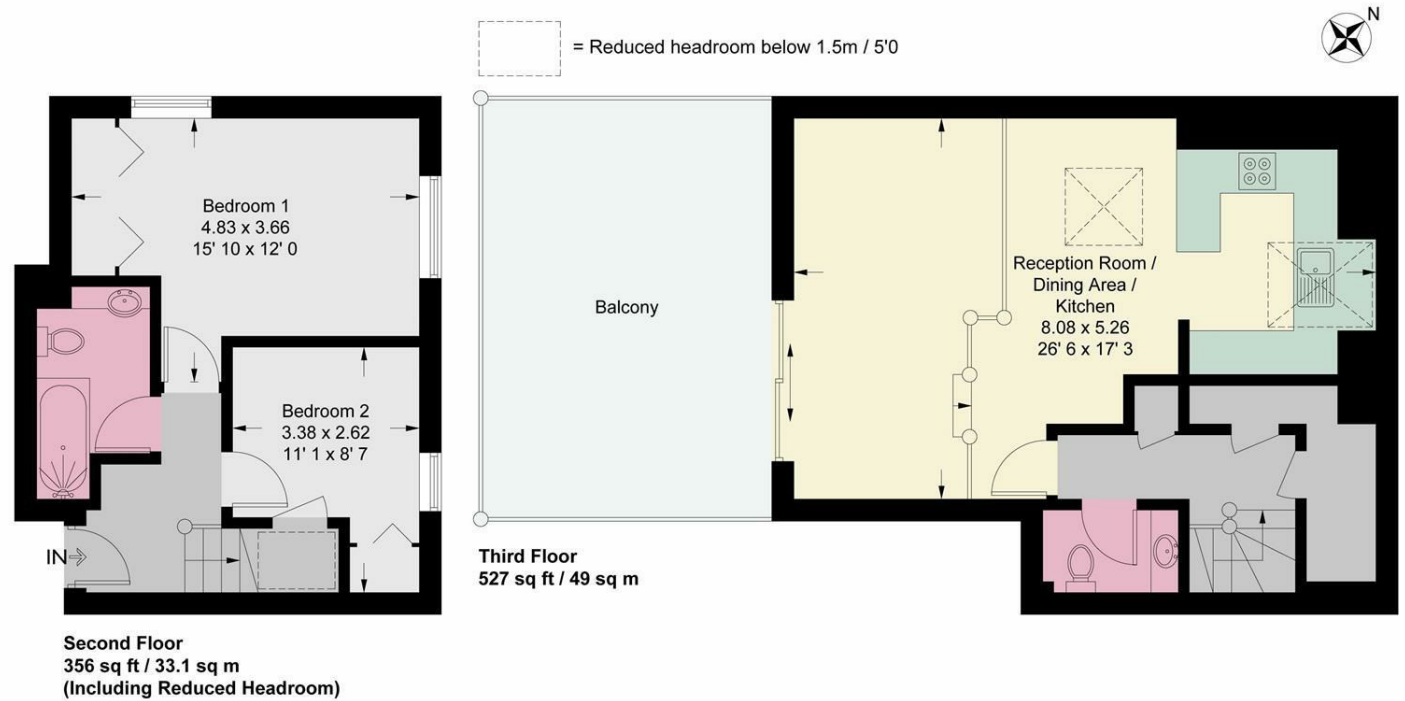






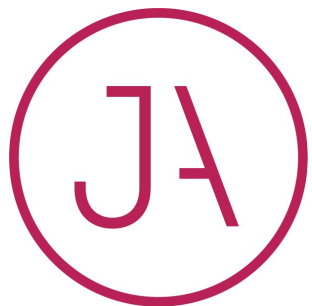
Cobb Court

Approximate Gross Internal Area = 883 sq ft / 82.1 sq m
(Including Reduced Headroom)
Reduced Headroom = 9 sq ft / 0.9 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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