



JAMES
ANDERSON



FOR SALE

Stanbridge Road, Putney, SW15

£675,000

Guide Price

Occupying a desirable position on the highly regarded Stanbridge Road in Putney, this exceptional conversion apartment with no onward chain and the added advantage of a share of freehold is set within an elegant period building on a peaceful residential street. Thoughtfully refurbished and beautifully presented throughout, the property offers a welcoming private front door, creating a house like feel from the moment you step inside.

The accommodation has been designed with modern living in mind, featuring an inviting open plan layout that seamlessly combines the kitchen, dining, and living areas. Large windows and tasteful finishes enhance the sense of space and natural light, while the flow of the interior leads effortlessly to the property's most enviable feature: a generous staggered private garden, ideal for outdoor dining, entertaining or simply enjoying peaceful moments of relaxation.

The location is one of Putney's most sought after. Stanbridge Road sits just a short stroll from the vibrant selection of independent shops, cafés, restaurants and bars that line the Lower Richmond Road, placing everyday conveniences and lifestyle attractions right on your doorstep. The banks of the River Thames are also close by, offering picturesque walks, cycling routes and a lovely choice of riverside pubs.

With its combination of charm, modern comfort, and prime position in West Putney, this superb home represents an outstanding opportunity particularly for first-time buyers or anyone seeking a stylish and low maintenance property in a highly desirable London location. The share of freehold, along with there being no onward chain, adds to the property's appeal by making the purchase process smoother and more straightforward.

Tenure - Share Of Freehold

Service Charge - N/A (voluntary payment of £30 a month into a management company account)

Ground Rent - N/A

EPC Rating - C


Council Tax Band - D



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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			
	70	77	
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			
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