



JAMES
ANDERSON



FOR SALE

St. John's Avenue, London, SW15

£700,000

Offers In Excess Of

This beautifully presented ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 1,000 square feet, this purpose-built residence features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The flat boasts a spacious, south facing reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this flat is its direct access to the communal gardens, providing a lovely outdoor space to relax and unwind.

With only three flats in the building, this residence offers a sense of privacy and community. Additionally, the property comes with the added benefit of a garage and parking for one vehicle, a rare find in London. The flat is offered with a share of the freehold, making it an attractive option for prospective buyers.

This charming flat on St Johns Avenue is not just a home; it is a lifestyle choice, combining modern living with the tranquillity of garden access. Do not miss the opportunity to make this delightful property your own.

Share of Freehold

993 Years Remaining

Service Charges - £3300 p.a.



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

0208 785 4400

Internal Area = 1150 sq ft / 106.8 sq m

JA

4 sq m



This must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to This plan must not be relied upon when making property valuations, design considerations or any other such relevant responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in s 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		
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