



**JAMES
ANDERSON**



FOR SALE

The Platt, London, SW15

£500,000

Guide Price

Enjoying beautiful riverside views from a private balcony, this spacious three double bedroom split-level apartment in Lockyer House offers superb living space in one of Putney's most desirable locations. Perfectly suited to both owner-occupiers and investors, the property combines generous proportions, excellent natural light and an enviable position moments from the River Thames, Putney High Street and outstanding transport links.

The standout feature of the home is the impressive reception room, filled with natural light and opening directly onto a large balcony overlooking the Thames. Whether enjoying a morning coffee, evening drinks or entertaining guests, the balcony provides a wonderful riverside setting with views towards the famous Boat Race route.

The ground floor also features a spacious kitchen/dining room with ample storage and workspace, ideal for modern living, along with a WC incorporating a concealed shower unit and a separate utility area. The split-level layout creates a fantastic sense of space and separation between the living and bedroom accommodation.



3 Bedrooms



Modern Bathroom



Open, Spacious Living/Dining



Spacious Kitchen



EPC Rating B | Council Tax D | Leasehold



Fantastic Transport Links



Excellent Schools Close By



Private Balcony Over Looking The River



Private Parking



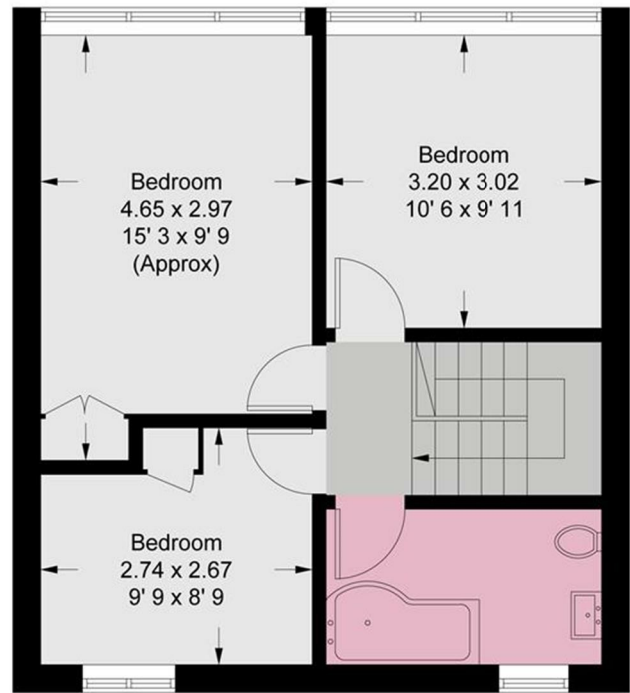
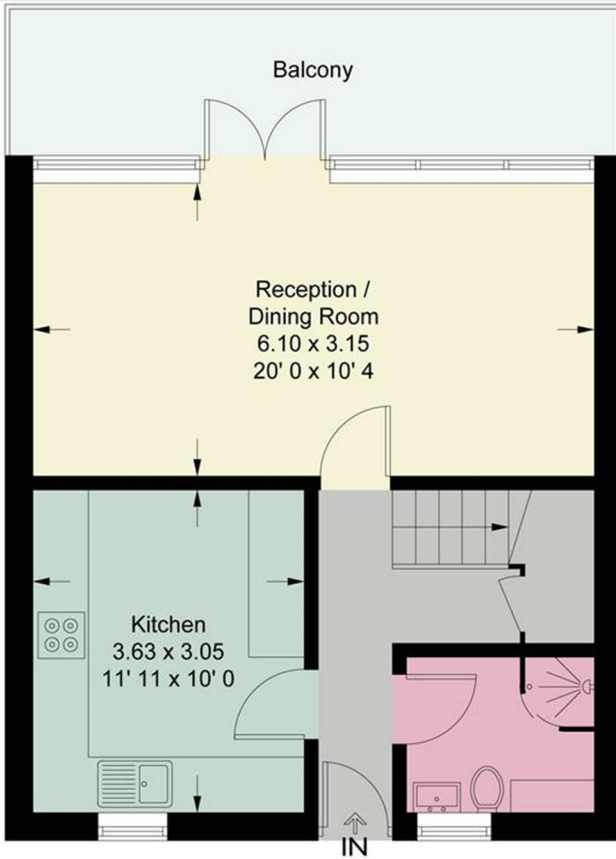
Secure Entrance & Lift Access



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

020 8788 6611

Approximate Gross Internal Area = 914 sq ft / 85 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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