



**JAMES
ANDERSON**



FOR SALE

£350,000

Millbrooke Court, Keswick Road, London, SW15

Guide Price

This charming one-bedroom flat offers a delightful living experience in the heart of Putney. Spanning an impressive 584 square feet, the property is presented in excellent condition throughout, making it an ideal choice for first-time buyers or those seeking an investment.

The flat features a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The well-appointed double bedroom offers a peaceful retreat, while the modern bathroom ensures convenience and comfort. One of the standout features of this property is the private south-westerly balcony, which invites you to enjoy the sunshine and fresh air, making it an ideal spot for morning coffee or evening relaxation. The apartment also has access to a large communal landscaped roof terrace.

With no onward chain, this flat presents a seamless opportunity for prospective buyers to move in without delay. The location is well-connected, providing easy access to local amenities and transport links, ensuring that you are never far from the vibrant life of London.

In summary, this one-bedroom flat in Millbrooke Court is a rare find, combining modern living with a touch of tranquility. Whether you are looking to invest or make it your home, this property is sure to impress.

-  One Double Bedroom
-  Modern Bathroom
-  Spacious Reception Room With Separate Kitchen
-  Private South Westerly Facing Balcony
-  Council Tax Band D/ EPC Rating D/ Leasehold
-  Excellent Condition Throughout
-  584 sq ft/ 54.3 sq m
-  Central Putney Location
-  Excellent Transport Links
-  No Onward Chain

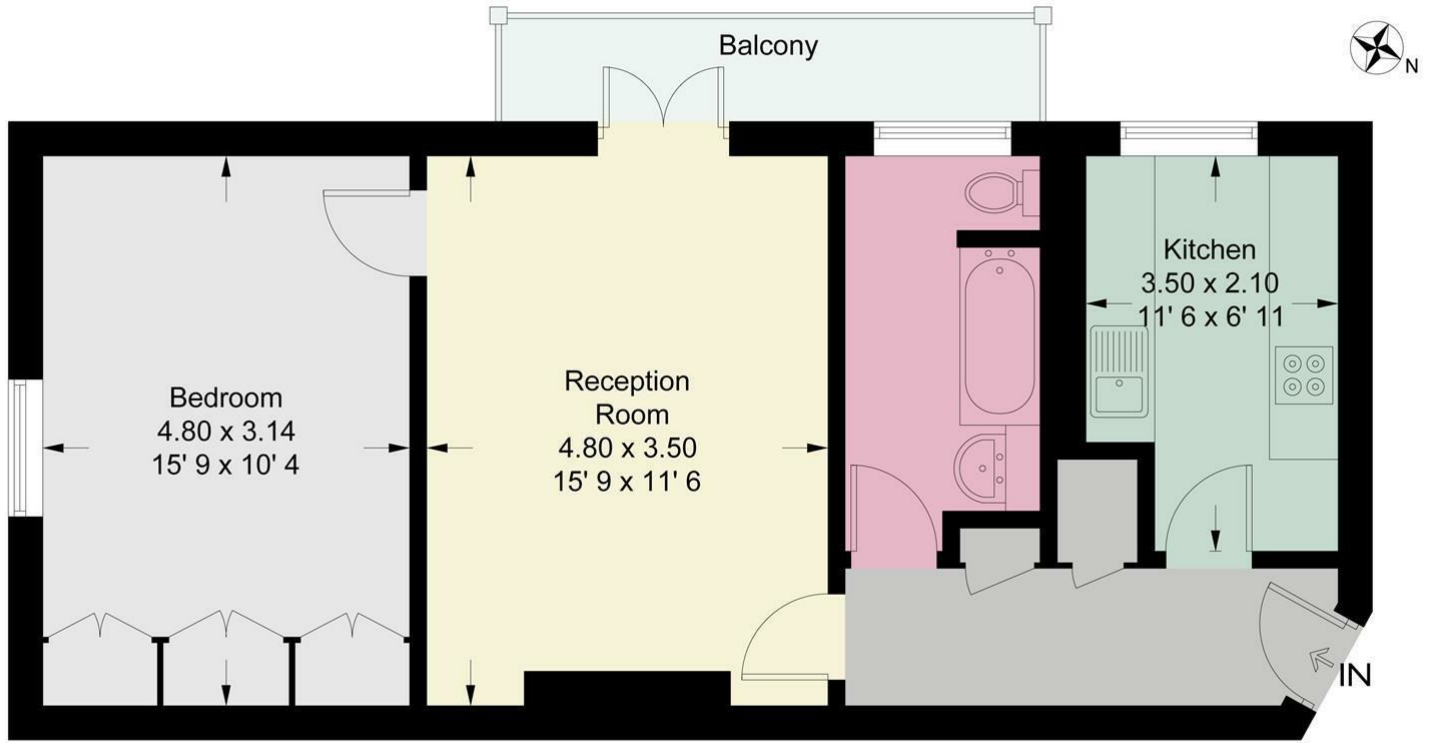


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Millbrooke Court

Approximate Gross Internal Area = 584 sq ft / 54.3 sq m



Second Floor

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
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

