



**JAMES  
ANDERSON**

Toland Square  
London SW15  
Guide Price £280,000



## Toland Square London SW15

Set within the ever popular Toland Square, this well maintained one bedroom apartment offers spacious, well-balanced accommodation extending to over 500 sqft and is being sold chain free, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The apartment has been carefully looked after for many years and features a generously sized reception room, flooded with natural light from an attractive bay window, providing ample space for both living and dining. The large double bedroom benefits from built-in storage, offering excellent practicality without compromising on space. The property further comprises a well appointed kitchen with a range of fitted units and good worktop space, a separate bathroom with wash hand basin, and a separate WC. The welcoming hallway also offers substantial additional storage, enhancing the apartment's overall functionality.

Toland Square is a quiet and sought-after residential location, ideally positioned for all that Putney has to offer. Excellent transport links are within easy reach, including Putney Bridge Underground Station (District Line) and Putney mainline station, providing swift access into Central London. A wide selection of bus routes and convenient access to the A3 further enhance connectivity for commuters.

The surrounding area is rich in amenities, with Putney High Street offering an array of shops, cafés, bars, and restaurants. The green open spaces of Putney Heath, Wimbledon Common, and the scenic River Thames are all nearby, providing excellent opportunities for leisure and outdoor activities.

This spacious and well-located apartment combines comfort, convenience, and potential, and represents an excellent opportunity to secure a home in one of SW15's most desirable residential pockets.

Tenure - Leasehold - 91 Years  
Service Charge - £1702.77 P.A  
Ground Rent - N/A  
EPC Rating - C  
Council Tax - B















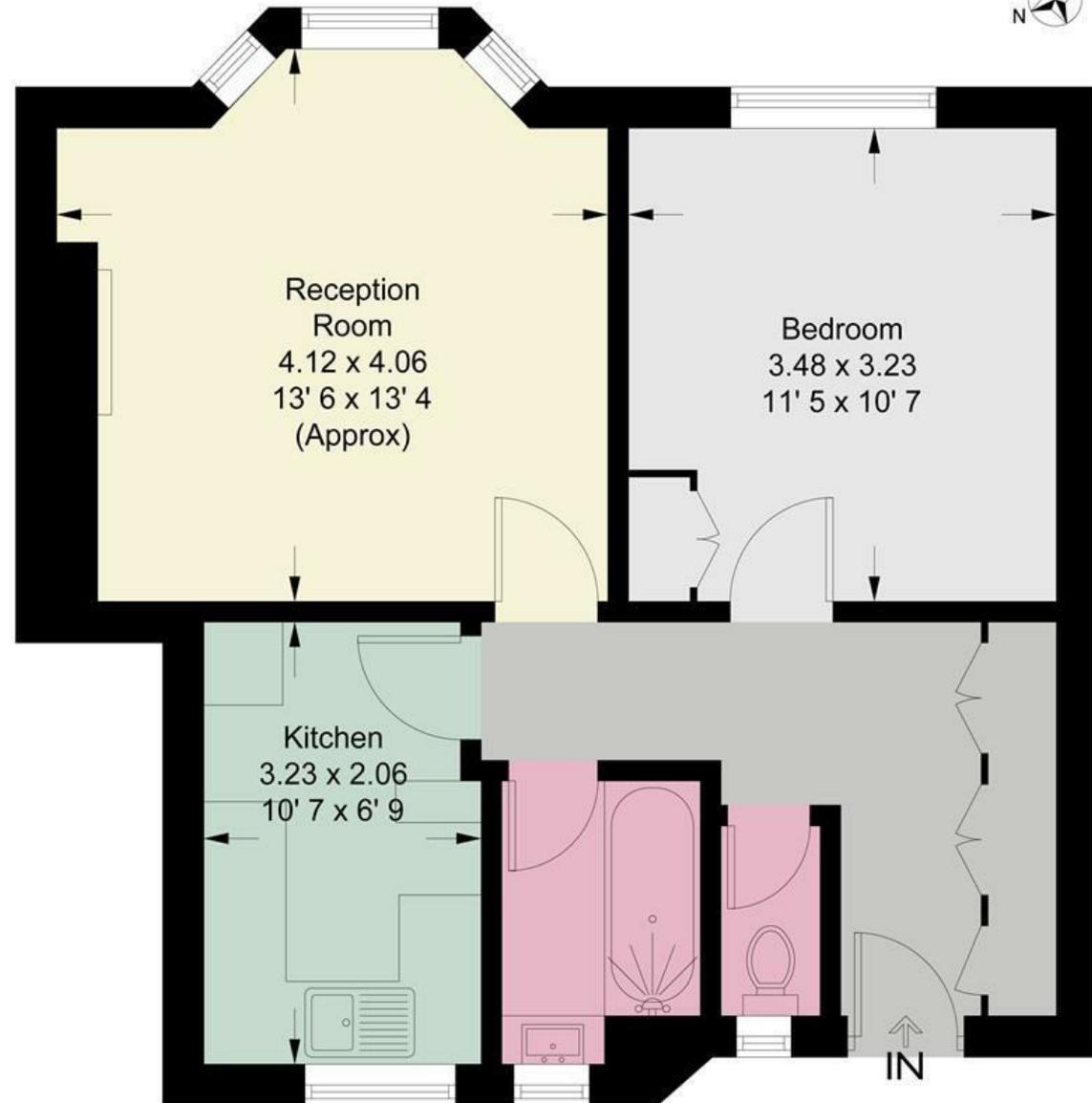


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Approximate Gross Internal Area = 511 sq ft / 47.5 sq m



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Second Floor



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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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