



JAMES  
ANDERSON

20 Scott Avenue  
London SW15  
Guide Price £375,000



## 20 Scott Avenue London SW15

1 bed flat Virtual Freehold Rare 999-Year Lease (980 yrs left) owned parking. EPC B rated. Immaculate, 3rd-floor flat set within exclusive 13-acre gated parkland. Free on-site gym and comfortable library. Chain-free - Mortgage-ready - Imminent EWS1 certificate - pre-obtained legal pack.

Pristine, light and airy, this 3rd-floor flat features floor-to-ceiling windows and a private balcony with far-reaching views. The open-plan living area provides space for a home office, complemented by a quiet workspace alternative in the historic Gilbert Scott Building library.

2025 Renovation & Turn-Key Option: Full renovation in 2025 includes a bathroom upgrade and new B-rated energy-efficient electric boiler, improving the EPC B rating. Sustainable bamboo flooring throughout alongside a fully integrated kitchen. The floor-to-ceiling windows are fitted with custom blinds, including blackout blinds in the bedroom. Plenty of storage. High-quality furniture is available by separate negotiation, offering a total turn-key solution.

Building Safety & Fast-Track Sale: Repton House is nearing completion of fire-safe cladding remediation. A passing EWS1 certificate is due imminently, which will unlock full mortgageability for all high-street lenders. This high-security purchase features a 999-year lease (Virtual Freehold). Ground rent £300pa reducing to £250 from 2028.

No upward chain and a pre-obtained legal pack enable accelerated completion

Lifestyle & Connectivity: Whitelands Park is a secure, dog-friendly, gated community in 13 acres of gardens. Includes outright ownership of a parking space protected by the Sippi app. Secure bike storage available. Residents enjoy easy access to Southfields (0.7 miles) and East Putney (0.8 miles) on the District Line, plus rail services to Waterloo. Ideally located for the vast green spaces of Wimbledon Common, Putney Heath and the 2,500 acres of Richmond Park.















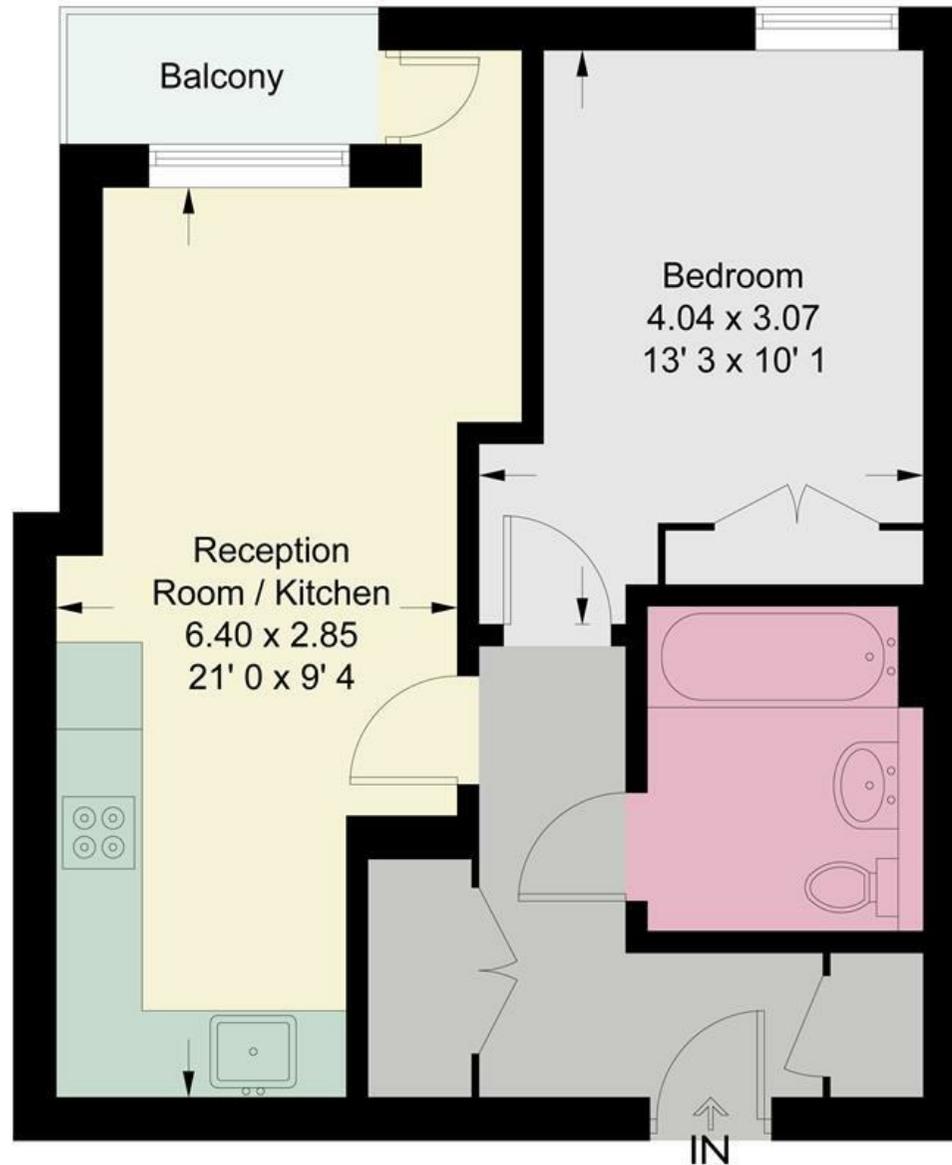


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Approximate Gross Internal Area = 435 sq ft / 40.4 sq m



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Third 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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