



**JAMES
ANDERSON**



FOR SALE

£475,000

Stanbridge Road, London, SW15

Guide Price

This beautifully refurbished and updated period apartment is set on the highly regarded Stanbridge Road in the heart of West Putney, offering an exceptional blend of classic charm and contemporary style. Recently renovated throughout, the property provides a bright and airy living environment while retaining many attractive character features, including high ceilings and elegant corning.

The home has been newly repainted in neutral tones, creating a fresh blank canvas ready for any prospective buyer to personalise. New flooring has been laid throughout, and all switches and sockets have been replaced, enhancing both the aesthetic and practical finish of the property.

The accommodation is well balanced and thoughtfully arranged. An excellent sized entrance hallway provides a welcoming introduction while to the front, a spacious reception room enjoys generous proportions and an abundance of natural light, making it ideal for both relaxing and entertaining. The bedroom is well sized and benefits from fitted wardrobes, maximising storage while maintaining a clean, streamlined look. The newly fitted kitchen is sleek and stylish, complete with granite worktops and modern cabinetry, offering both functionality and visual appeal. A contemporary three-piece bathroom suite completes the accommodation.

Stanbridge Road is known for its attractive period properties and convenient location. West Putney offers an appealing village like atmosphere while remaining well connected. Putney mainline station provides swift access



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

020 8788 6611

Stanbridge Road

Approximate Gross Internal Area = 473 sq ft / 44 sq m



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Ground 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
<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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