



**JAMES
ANDERSON**



FOR SALE

£650,000

4-6 St. John's Avenue, London, SW15

Guide Price

Set within a well-maintained purpose built development on the highly desirable St. John's Avenue, SW15, this excellent sized two bedroom fourth floor apartment, with lift access, offers an impressive 868 sq ft of well-balanced living space, ideal for both owner occupiers and investors alike.

The property comprises two generous double bedrooms, both featuring built-in storage, providing practical and clutter-free living. The principal bedroom is particularly spacious, while the second bedroom comfortably accommodates a double bed and additional furnishings, making it ideal as a guest room, home office or sharers' accommodation.

A standout feature of the apartment is the excellent sized reception room, offering ample space for both seating and dining areas. Large windows allow for plenty of natural light, creating a bright and welcoming atmosphere throughout the day. The layout lends itself perfectly to entertaining, relaxing, or working from home.

The fitted kitchen is well arranged with a range of wall and base units, providing good storage and preparation space. There is room for appliances and potential to update to personal taste, offering buyers an opportunity to add value if desired.

-  Two Double Bedrooms
-  One Bathroom
-  Large Reception Room
-  Separate Kitchen
-  Share of Freehold

-  Lift Access
-  Garage to the Rear
-  Excellent Transport Links
-  Central Putney Location
-  No Onward Chain



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

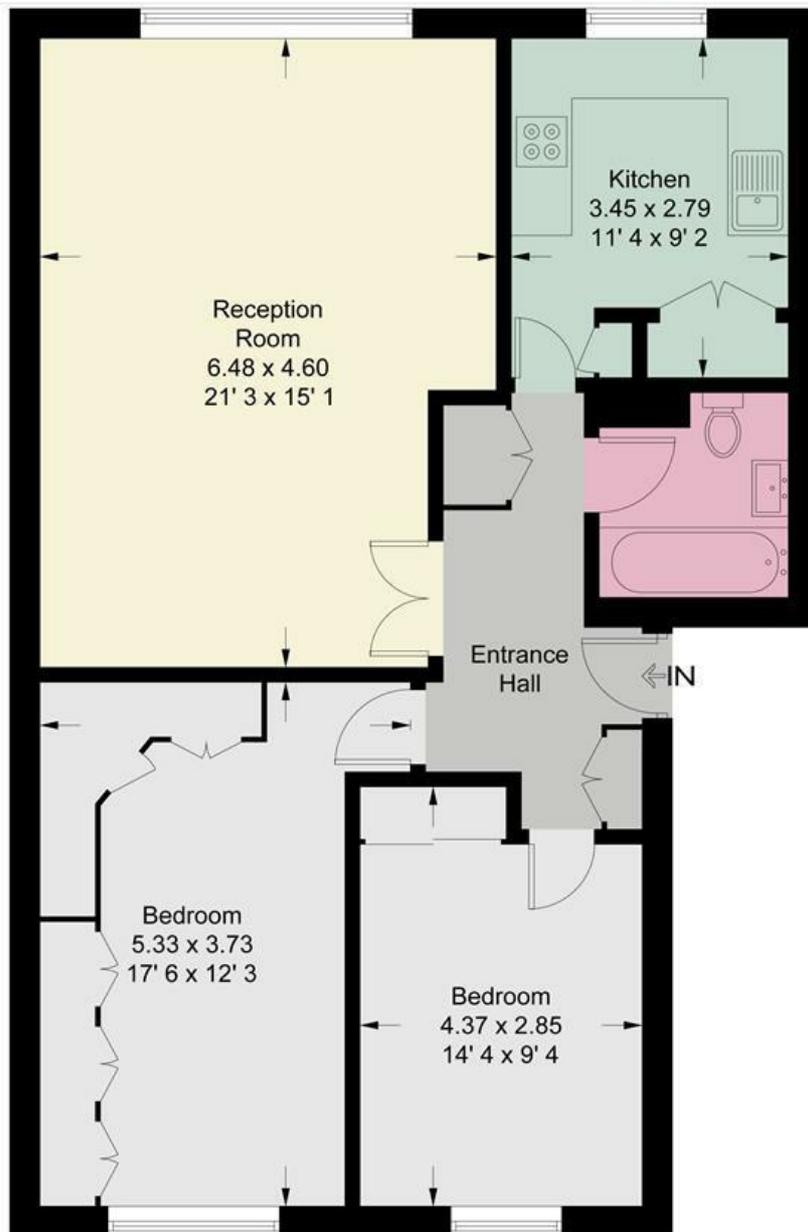
0208 785 4400

Beaumont Court

Approximate Gross Internal Area = 868 sq ft / 80.7 sq m



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Fourth 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		
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