



**JAMES  
ANDERSON**



## **FOR SALE**

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

**£650,000**

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.

The accommodation is completed by a three piece bathroom suite, neatly presented and conveniently positioned off the hallway. Additional storage within the flat further enhances the practicality of the layout. The property also, includes a private garage to the rear.

St. John's Avenue is ideally located for the green open spaces of Putney Heath and Wimbledon Common, while Putney High Street offers a wide selection of shops, cafes, restaurants and transport links including Putney mainline station and East Putney Underground station (District Line), providing easy access into Central London.

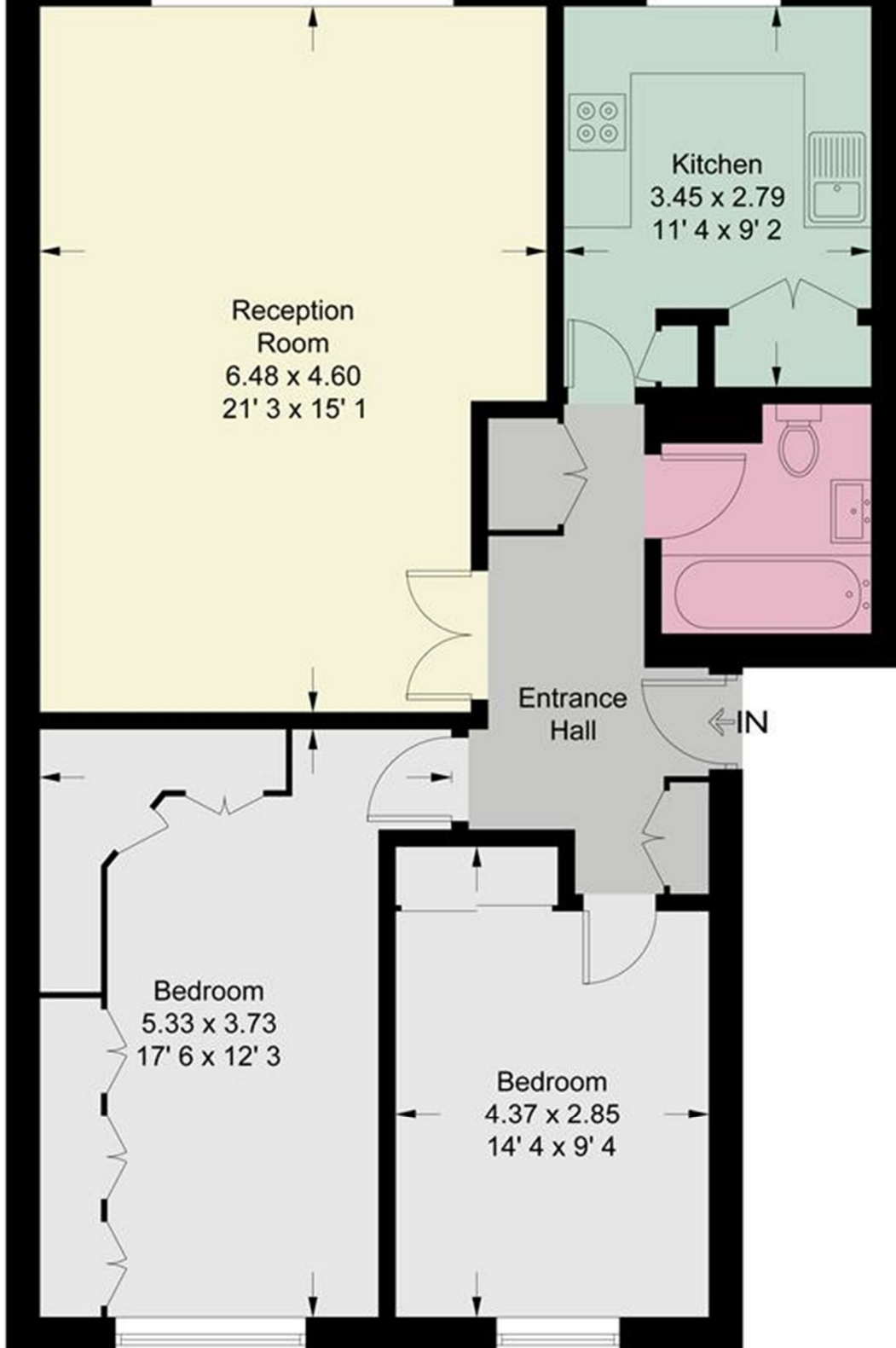
A spacious and well located apartment in a sought after residential setting.

Tenure - Share of Freehold  
990 Years Remaining



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

**0208 785 4400**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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