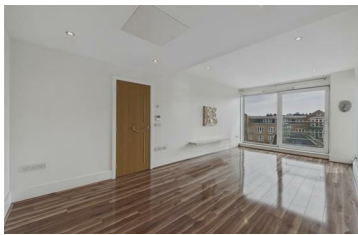




JAMES
ANDERSON



FOR SALE

£760,000

Brewhouse Lane, London, SW15

Guide Price

Nestled in the desirable area of Brewhouse Lane, London, this exquisite two-bedroom, two-bathroom flat offers a perfect blend of modern living and stunning views. Located within the prestigious Putney Wharf Tower, this purpose-built residence is ideal for those seeking a comfortable and stylish home.

Upon entering, you will be greeted by a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The flat boasts two well-appointed bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience. The second bathroom is equally well-designed, catering to the needs of family and guests alike.

One of the standout features of this property is the private balcony, which offers breathtaking river views, allowing you to unwind while enjoying the serene surroundings. The flat is in excellent condition throughout, making it ready for you to move in without the need for any immediate renovations.

For added convenience, the property includes underground parking for one vehicle and lift access, making it easily accessible for all. With no onward chain, this flat presents a rare opportunity for a smooth and swift purchase.



Two Double Bedrooms



Two Bathrooms (One En-Suite)



Large Reception Room & Separate Kitchen



Private Balcony



Leasehold - Council Tax Band G - EPC Rating D



Riverviews



Residents Underground Parking



Excellent Condition Throughout



Lift Access

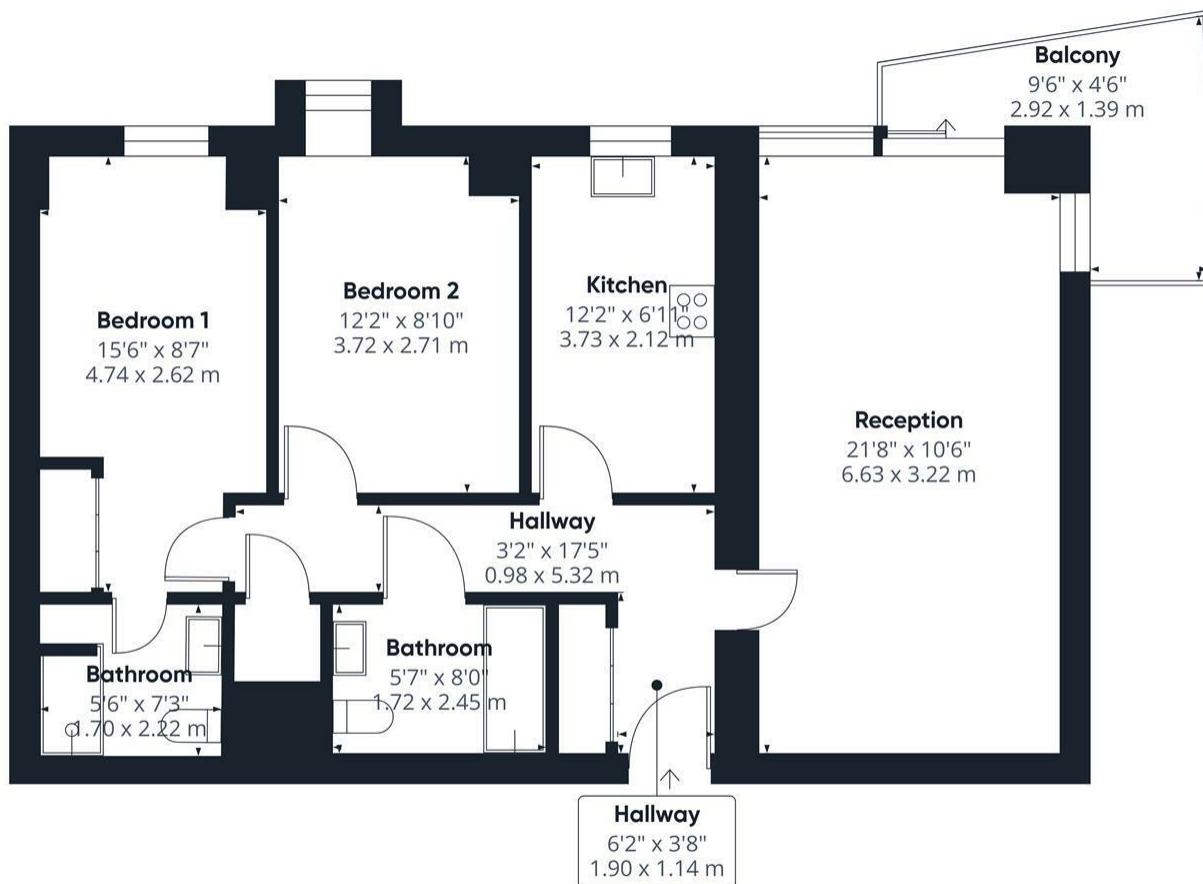


No Onward Chain



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

0208 785 4400



GLA⁽¹⁾

823.09 ft²
76.47 m²

Unfinished⁽²⁾

58.34 ft²
5.42 m²

(1) Finished, above grade

(2) Not suitable for year-round living
(incl. garage, balcony, deck)

Ext. wall thickness assumed: 6 in/15.24
cm

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

