



JAMES  
ANDERSON



## FOR SALE

£335,000

### Oakhill Road, Putney, SW15

A pretty lower ground floor studio apartment, accessed via its own front door and with a private garden, situated in this attractive Victorian house, in East Putney.

The studio is well designed and incorporates a modern kitchen, offering a good amount of storage, a reception/dining area featuring a bay window and a bedroom, separately partitioned, with built in wardrobes. There is also a newly decorated separate shower room.

Oakhill Road is very conveniently located, 0.2 miles, or less than 5 minutes walk, to East Putney Underground station on the District Line, as well as road and rail transport links in and out of Putney and the varied amenities of Putney High Street.

Share of freehold, lease expires 2968

EPC rating D

Service charge £0.00 (Ad hoc)



Separate Bedroom Area



Modern Wet Room



Open Plan Living Space



Fitted Modern Kitchen



EPC Rating - D



0.2 Miles From East Putney Tube Station



Highly Regarded Schools Close By



Private Garden



Share of Freehold



No Communal Parts, Own Front Door

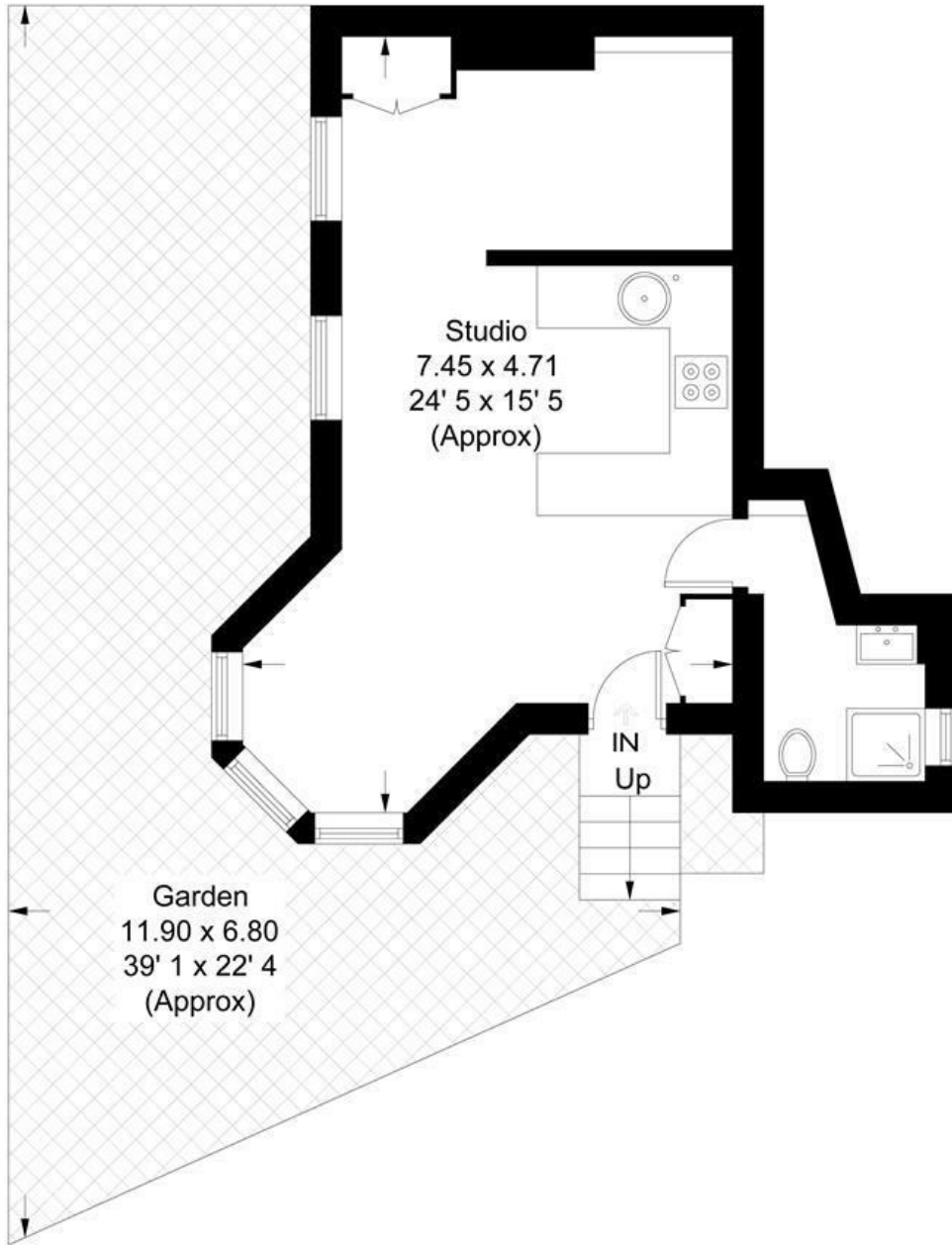


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Oakhill Road

Approximate Gross Internal Area = 340 sq ft / 31.6 sq m



**Lower Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 67                      | 76        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | 59                      | 82        |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

