



**JAMES  
ANDERSON**



## **FOR SALE**

Esher Gardens, London, SW19

## **£475,000**

Guide Price

This well-presented three-bedroom flat offers a delightful living experience in the heart of London. The property boasts a spacious reception room, perfect for both relaxation and entertaining guests. With three comfortable bedrooms, this flat is ideal for families or those seeking extra space for a home office.

The flat features a modern bathroom and a separate W.C., ensuring convenience and comfort for all residents. One of the standout features of this property is the private south-facing balcony, where you can enjoy sunny afternoons and tranquil views. The building is equipped with a lift, providing easy access to your home.

Situated opposite the picturesque Putney Heath, residents can enjoy the beauty of nature right on their doorstep, making it an excellent location for outdoor enthusiasts. Additionally, the property includes an allocated off-street parking space, a valuable asset in this bustling area of London.

This purpose-built flat combines modern living with a serene environment, making it a perfect choice for those looking to enjoy the best of both worlds. Whether you are a first-time buyer or seeking a new rental opportunity, this property in Esher Gardens is not to be missed.

Leasehold - 106 Years Remaining

Service charges = £1500 p.a.

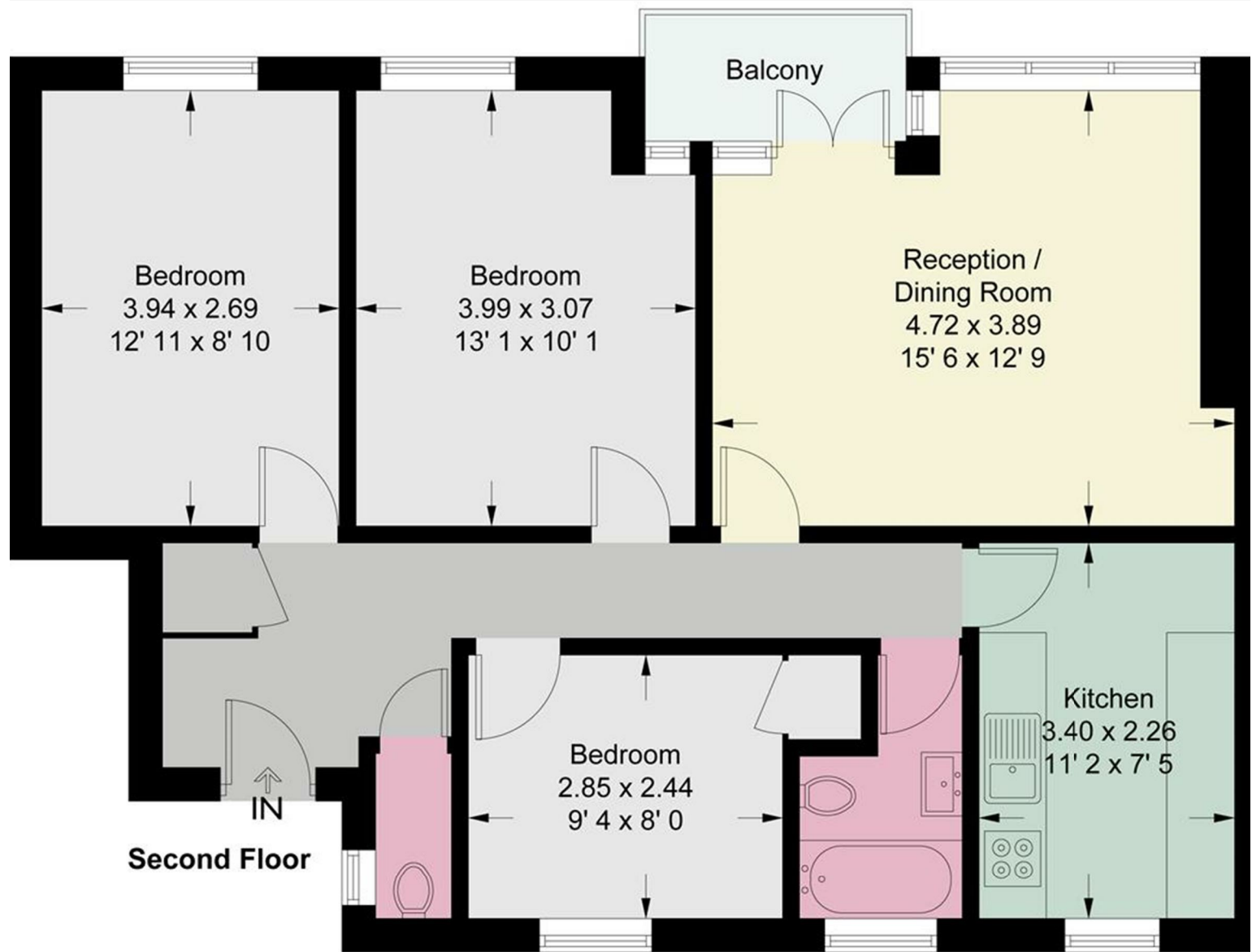
No ground rent



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

**0208 785 4400**

Internal Area = 779 sq ft / 72.4 sq m



must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to This plan must not be relied upon when making property valuations, design considerations or any other such relevant responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in s plan or the adequacy, accuracy or completeness of it or any information within it.

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		
	74	82
<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>		
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