



**JAMES  
ANDERSON**



## FOR SALE

Lytton Grove, London, SW15

Larger than average sized garage with easy vehicular access located behind a private residential period building on Lytton Grove, Putney. Dimensions are approximately 20'8 x 19'5.

Rare opportunity to secure Garages 2 & 3, positioned directly side-by-side. These units are available individually, or can be purchased together to create a significantly larger, unified footprint. Perfect for those seeking extra width for multiple vehicles, a substantial workshop, or premium tandem storage.

Freehold



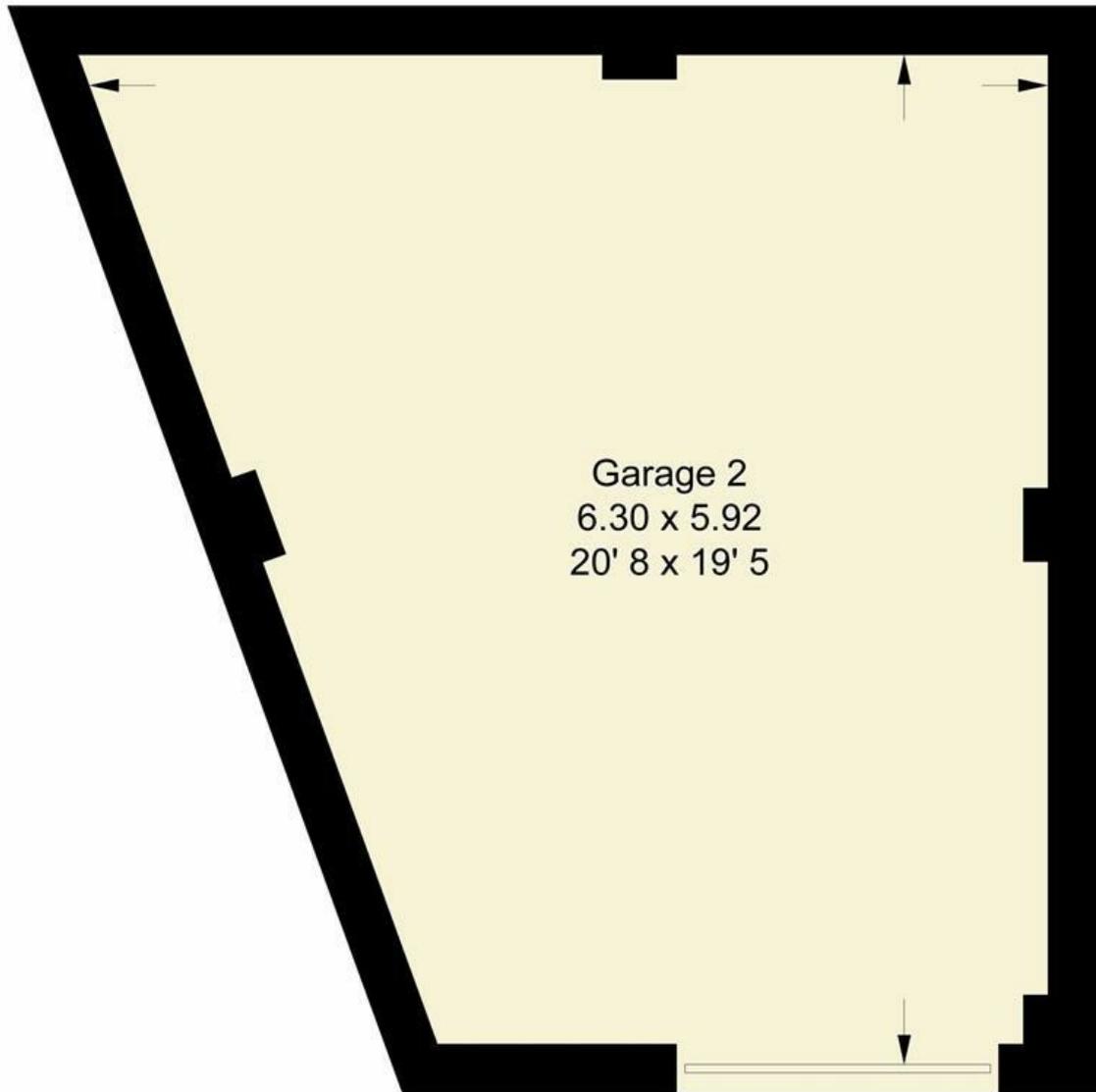
## £70,000

Guide Price



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

0208 785 4400



(Not Shown In Actual Location / Orientation)

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) <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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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