



JAMES
ANDERSON

Innes Gardens
London SW15
£315,000



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This top-floor, two-double-bedroom flat in Innes Gardens, Putney, offers 711 sq. ft. of living space and is sold with no onward chain.

The property features a bright reception room with a private balcony, residents' parking, and lift access. The entire flat is in need of updating, making it an ideal project for those looking to completely renovate a home to their own specifications.

The layout includes two well-proportioned bedrooms and a separate kitchen, providing a solid footprint for a comprehensive refurbishment in a quiet yet well-connected South West London location.

The property is ideally located near the vast green spaces of Putney Heath and Wimbledon Common. For shopping and dining, Putney High Street is nearby, home to the Putney Exchange Shopping Centre and a diverse range of local amenities. The flat benefits from excellent connectivity across London via multiple modes of transport: Putney Station (South Western Railway) provides direct services to London Waterloo in approximately 20 minutes. Putney Bridge Station (District Line) is a short distance away, offering easy access to Victoria and the West End. There are also, several bus routes including the 85 (to Putney Bridge/Kingston) and the 170 (to Victoria).

Leasehold
87 Years Remaining
Service charges = £1160 p.a.



















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Approximate Gross Internal Area = 711 sq ft / 66.1 sq m



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