



**JAMES  
ANDERSON**



## FOR SALE

**£295,000**











### Innes Gardens, London, SW15

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.

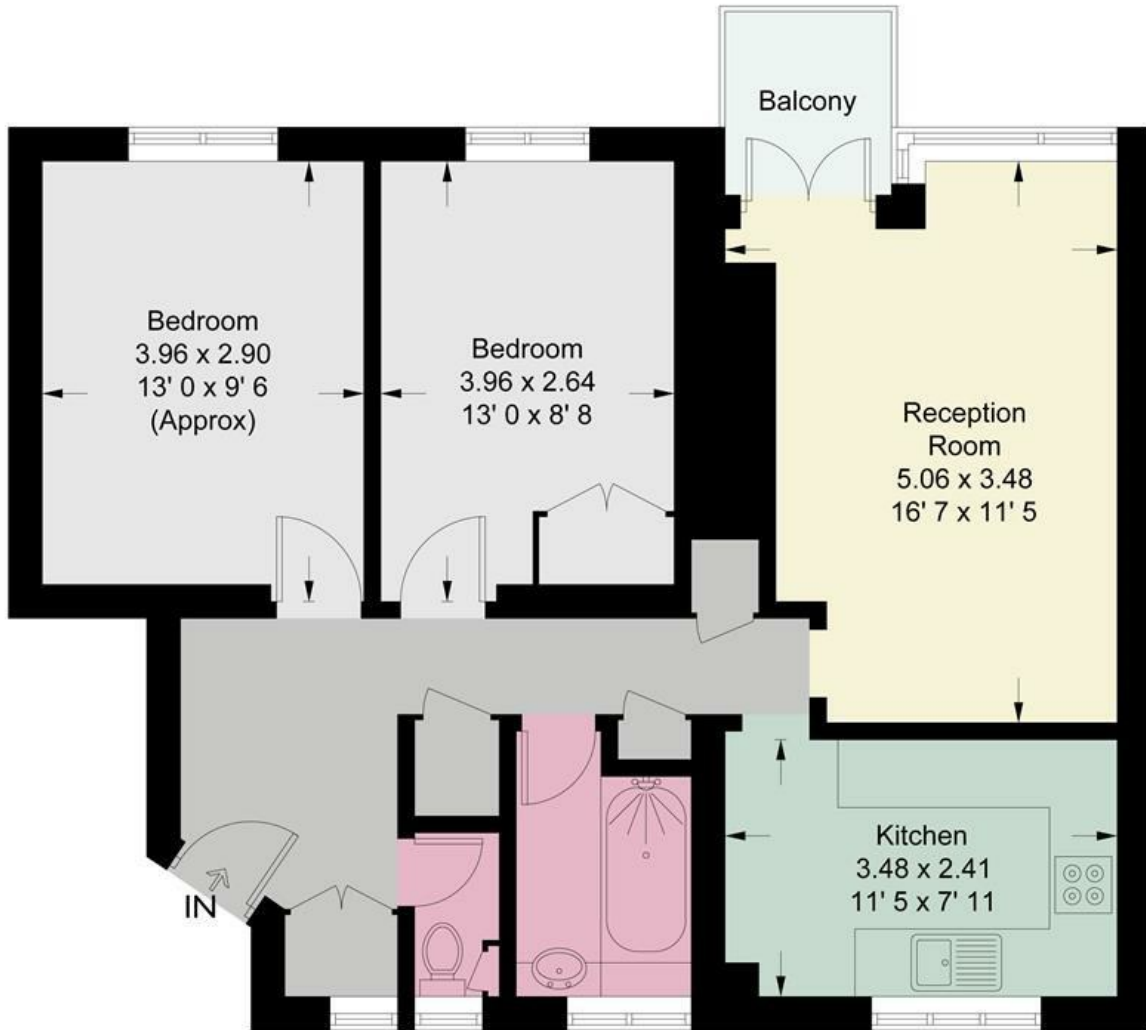
The property is ideally located near the vast green spaces of Putney Heath and Wimbledon Common. For shopping and dining, Putney High Street is nearby, home to the Putney Exchange Shopping Centre and a diverse range of local amenities. The flat benefits from excellent connectivity across London via multiple 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).

-  Two Double Bedrooms
-  711 sq ft - 66.1 sq m
-  One Bathroom with a Separate WC
-  Lift Access
-  Separate Kitchen
-  Resident's Parking
-  Private Balcony Off of the Reception Room
-  In Need of Updating
-  Leasehold - Council Tax Band B - EPC Rating TBC
-  No Onward Chain



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

**0208 785 4400**



**Fourth Floor**

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
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>			<b>63</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>17</b>	
Not energy efficient - higher running costs			
<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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

