



**JAMES
ANDERSON**



FOR SALE

£570,000

Bemish Road, London, SW15

Guide Price






Located on Bemish Road in Putney, this 660 sq. ft. first-floor flat is presented in excellent condition throughout. It offers a practical and modern living space, ideal for professionals or couples seeking a turnkey home in a prime South West London location.

The property features a bright, open-plan reception room that leads into a contemporary kitchen with high-specification integrated appliances. Both bedrooms are well-proportioned doubles, complemented by a refurbished modern bathroom.

Residents also have access to a well-maintained communal garden. Offered with no onward chain, the flat is conveniently situated near the amenities and transport links of Putney High Street, including Putney Bridge Station (District Line).

Located on Bemish Road, this property is just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely

-  Two Double Bedrooms
-  Modern Shower Room
-  Open Plan Reception Room
-  Beautiful Fitted Kitchen, Integrated Appliances
-  Leasehold - EPC Rating B - Council Tax Band E

-  Fantastic Transport Links Close By
-  Outstanding Local School Catchment
-  Quiet & Highly Desirable Location
-  Well Maintained Communal Gardens
-  No Onward Chain

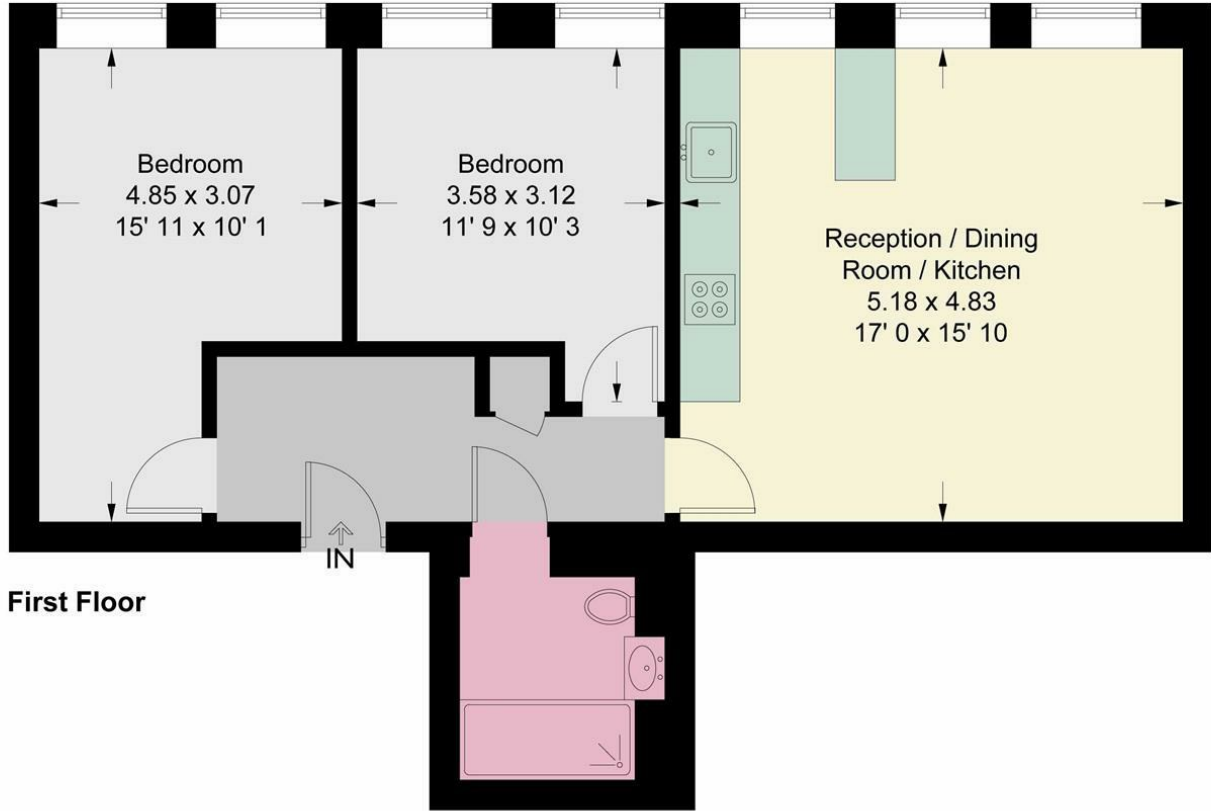


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Bemish Road

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	90	90

