



**JAMES
ANDERSON**



TO LET

Cavalry Gardens, London, SW15

£495,000






Guide Price

A well-presented one-bedroom ground floor apartment offering bright, practical accommodation in a sought-after South West London location. This attractive property is ideal for first-time buyers, investors or those seeking a convenient London base.

The accommodation comprises a spacious reception room with ample natural light, providing an inviting space for both relaxing and entertaining. The well-appointed kitchen offers a good range of storage and workspace, while the generous double bedroom provides comfortable accommodation with room for additional furnishings. A modern bathroom completes the internal layout.

The property benefits from its convenient ground floor position and includes a designated parking space, a valuable feature in London. Residents also enjoy access to excellent on-site leisure facilities, including a communal swimming pool and sauna, enhancing the lifestyle appeal of the development.

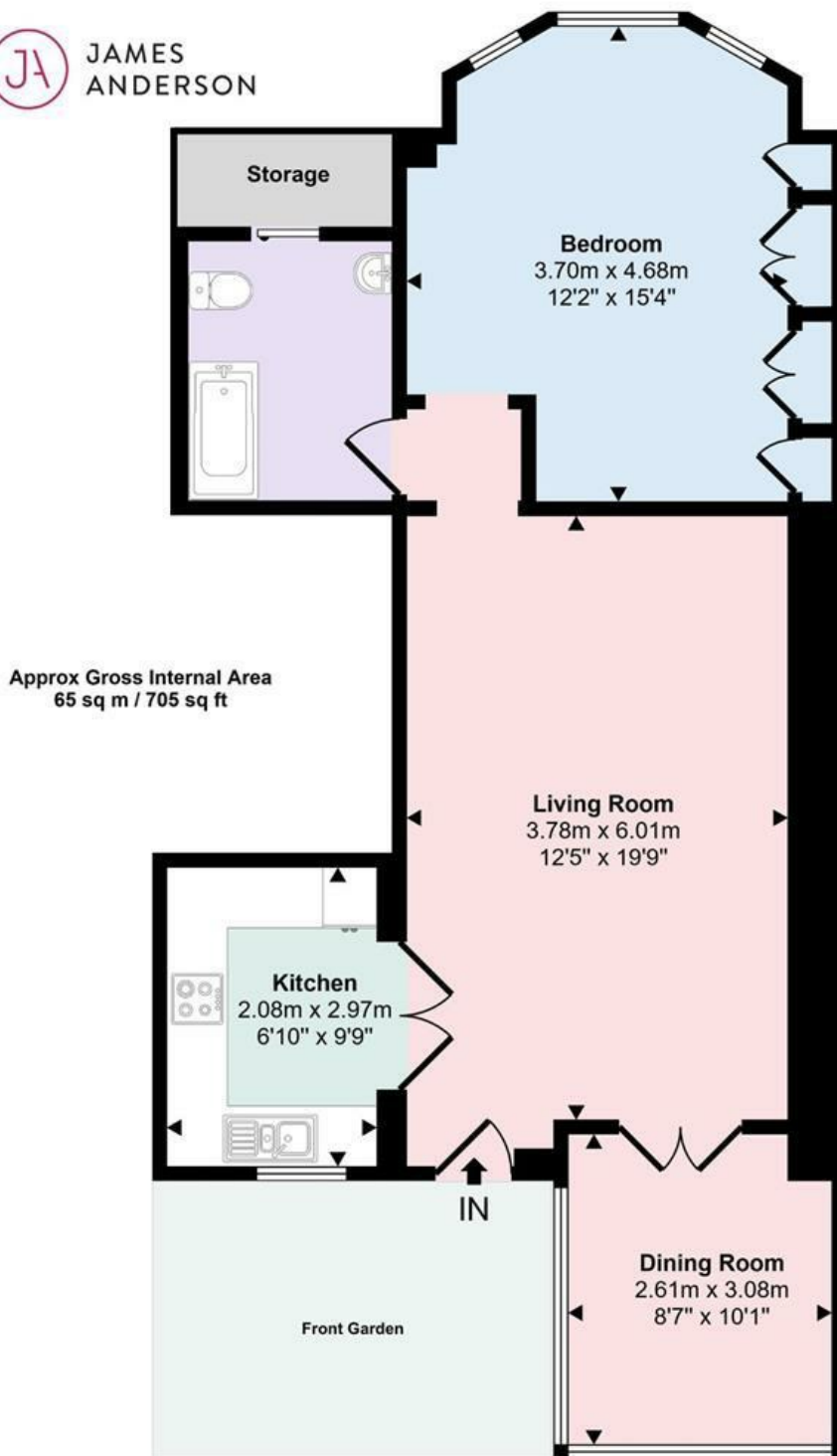
-  One Bedroom
-  Spacious Reception Room
-  Separate Fitted Kitchen
-  Modern Bathroom
-  EPC Rating | Council Tax | Leasehold

-  East Putney Underground Station and Putney Station
-  Excellent Local Schools
-  Close to Putney High Street and Local Amenities
-  Allocated Parking Space
-  Residents' Onsite Swimming Pool and Sauna



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

0208 785 4400



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
	44	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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	

