



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



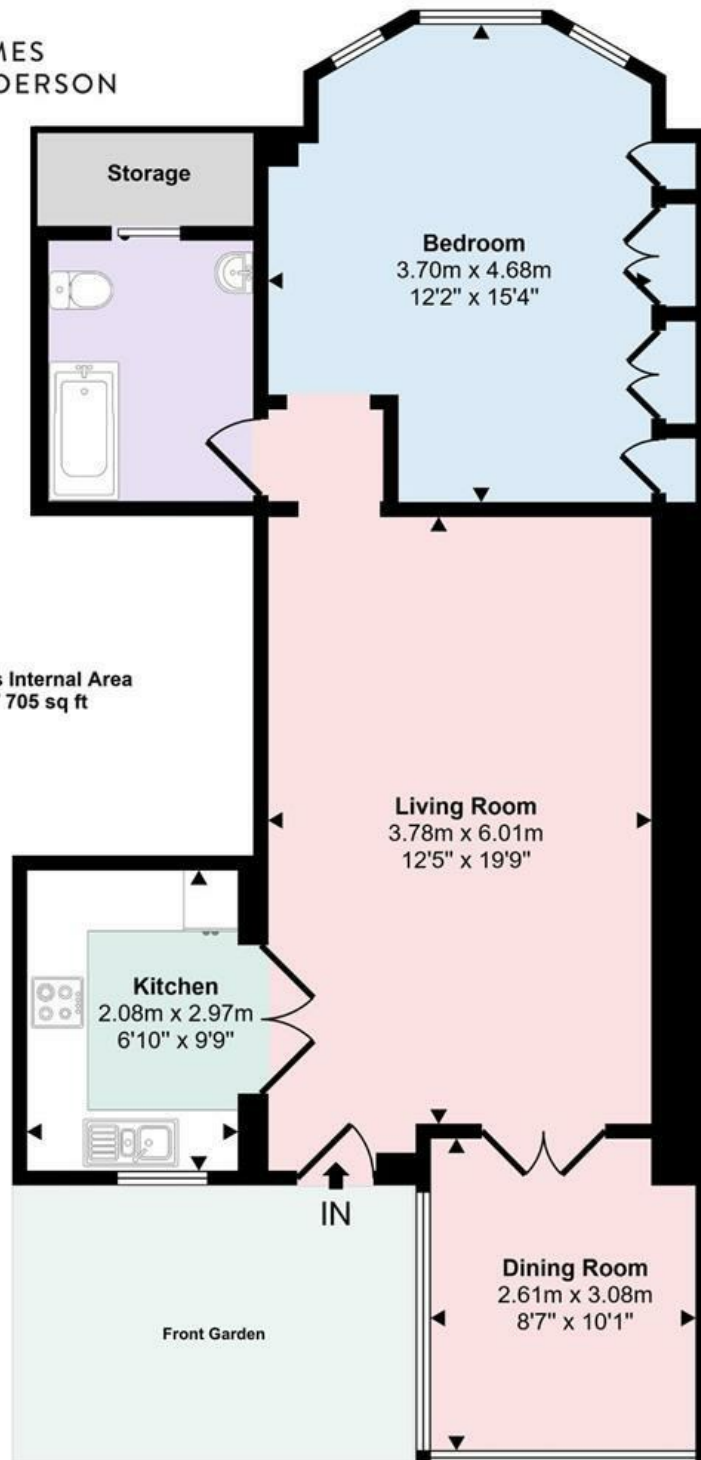
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



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Approx Gross Internal Area  
65 sq m / 705 sq ft



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) <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 energy efficient - higher running costs |                         |           |
|                                             | 44                      | 72        |
| <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 |           |

