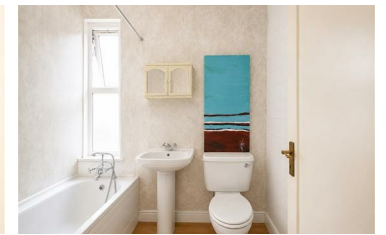
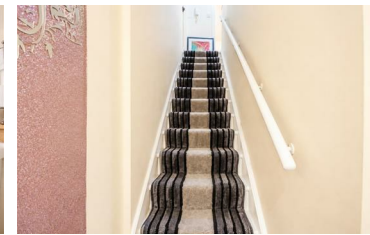




**JAMES
ANDERSON**



FOR SALE

£535,000











Putney High Street, London, SW15

Guide Price

A superbly located two-bedroom apartment set in the heart of Putney, offering spacious and versatile accommodation just moments from the River Thames. This well-proportioned home features two generous bedrooms, a modern fitted kitchen, and a bright and expansive living/dining room, providing the perfect space for both everyday living and entertaining.

Positioned on vibrant Putney High Street, the property enjoys immediate access to an excellent selection of boutique shops, cafés, restaurants, gyms and local amenities, while the picturesque Thames Path and riverside walks are only a short stroll away. The area is renowned for its excellent transport connections, with Putney Mainline Station and East Putney Underground Station both within easy reach, providing swift access into Central London.

Combining generous living space with an exceptional riverside location, this apartment is ideally suited to first-time buyers, professionals, investors or those seeking a convenient London base in one of South West London's most sought-after neighbourhoods.

-  Two well-proportioned double bedrooms
-  Family bathroom suite and downstairs toilet
-  Bright and spacious living/dining room
-  Modern fitted kitchen
-  Council tax E | EPC TBC | Leasehold
-  Putney Station
-  East Putney Station
-  Putney High School
-  River Thames and Thames Path
-  Excellent selection of cafés, restaurants, shops and gyms nearby

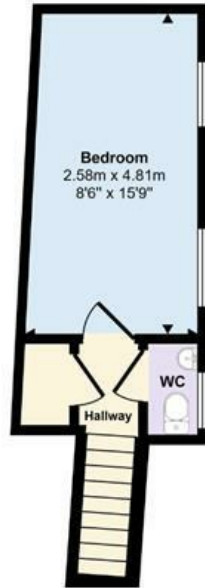


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

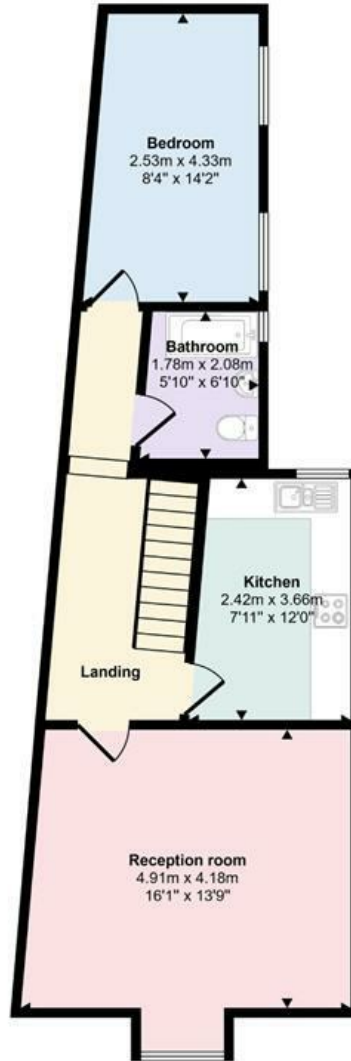
0208 785 4400

Putney High Street

Approx Gross Internal Area
72 sq m / 771 sq ft



Ground Floor
Approx 17 sq m / 187 sq ft



First Floor
Approx 54 sq m / 584 sq ft

floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

