



JAMES
ANDERSON



FOR SALE

Kersfield Road, London, SW15

Situated within a highly sought-after position on Kersfield Road, this beautifully presented two-bedroom apartment offers bright, well-balanced accommodation and a superb opportunity to acquire a home in the heart of Putney.

Finished to a high standard throughout, the property comprises two generous bedrooms, a modern bathroom, a spacious reception room and a separate fitted kitchen with a new boiler installed, creating a comfortable and versatile living environment ideally suited to first-time buyers, professionals and investors alike.

A particular benefit of the property is the private garage, providing valuable secure parking or additional storage, alongside access to beautifully maintained communal gardens that offer a peaceful retreat from the bustle of city life.

Perfectly positioned just moments from Putney High Street, residents can enjoy an excellent selection of shops, cafés, restaurants and leisure facilities, while nearby rail and underground services provide swift and convenient connections into Central London and beyond.

£450,000

Offers In Excess Of



Two Double Bedrooms



Modern Family Bathroom



Bright And Well-Proportioned Reception Room



Separate Fitted Kitchen With Ample Storage



Council Tax D | EPC C | Share of Freehold



Putney Station



Putney High School



Beautifully Maintained Communal Garden



Private Garage



Excellent Transport Links Into Central London



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

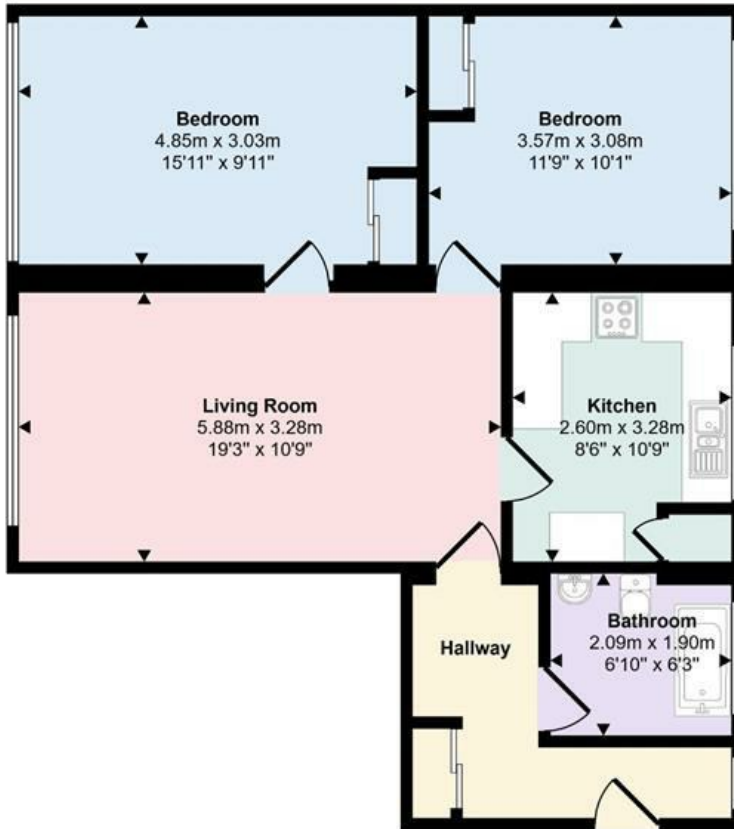
0208 785 4400



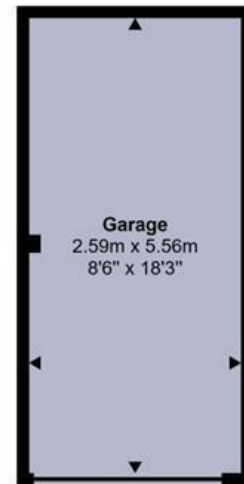
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kersfield Road

Approx Gross Internal Area
84 sq m / 903 sq ft



Floorplan
Approx 70 sq m / 749 sq ft



Garage
Approx 14 sq m / 155 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
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		
	70	76
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	

