



**JAMES
ANDERSON**



FOR SALE

Chartfield Avenue, London, SW15

£699,995

Guide Price

This spacious three-bedroom mid-terrace family home is ideally positioned on the popular Chartfield Avenue, offering well-balanced accommodation, convenient access to parking, and a private south-facing rear garden.






The ground floor comprises a generous reception room, providing excellent space for both relaxing and entertaining, alongside a modern fitted kitchen and the added convenience of a downstairs WC. Upstairs, the property offers three well-proportioned bedrooms served by a family bathroom.

Externally, the property benefits from a private south-facing rear garden, providing a wonderful outdoor space for al fresco dining, entertaining and family enjoyment, while convenient access to parking adds further practicality.

Chartfield Avenue is a highly sought-after residential road in West Putney, renowned for its family-friendly atmosphere and excellent connectivity. Putney Mainline Station and East Putney Underground Station (District Line) are both within easy reach, providing swift access into Central London. The area is well served by an excellent selection of highly regarded schools, local shops, cafés and restaurants, whilst the open spaces of Putney Heath, Richmond Park and Wimbledon Common are all nearby. The River Thames, Putney Leisure Centre and a variety of sports clubs and recreational facilities further enhance the area's appeal.

Combining generous living space, practical family accommodation and a highly desirable location, this attractive home is perfectly suited to families and those seeking a well-connected South West London lifestyle.

-  Three Bedroom Mid Terrace Home
-  Spacious Reception Room
-  Modern Fitted Kitchen
-  Family Bathroom & Downstairs WC
-  Private Rear Garden

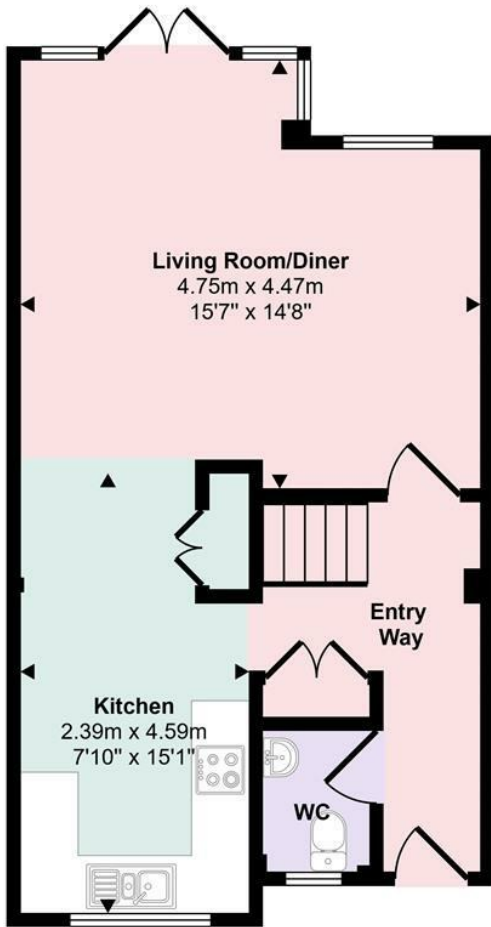
-  Off-Street Parking
-  West Putney location
-  Putney & East Putney stations
-  Putney Heath & Richmond Park
-  EPC C | Council Tax Band E



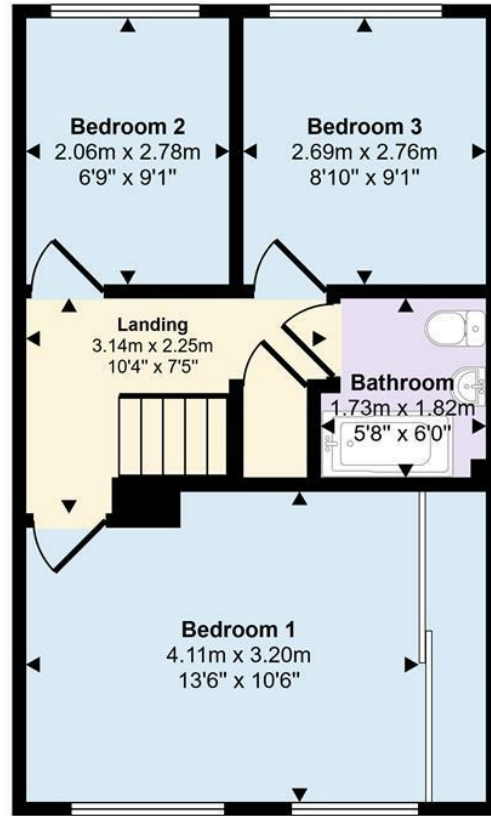
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Approx Gross Internal Area
79 sq m / 855 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 40 sq m / 426 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) A			86
(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	

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	

