



JAMES
ANDERSON



FOR SALE

£350,000

Horne Way, London, SW15

Guide Price

A spacious and well-presented two double bedroom flat situated in the highly sought after West Putney area, ideally positioned close to excellent transport links, Putney Common, and the vibrant amenities of Lower Richmond Road, including its array of shops, restaurants, and bars. The property also benefits from its proximity to the River Thames, offering scenic walks and a highly desirable lifestyle setting.

This bright and airy home offers generous accommodation throughout and is perfectly suited to first time buyers, professionals, or buy to let investors. The property features a well proportioned reception room filled with natural light, opening onto a private balcony that enjoys stunning, far-reaching views over Putney Common and towards the London city skyline, creating an ideal space for relaxing or entertaining.

The fitted kitchen is neatly arranged and provides ample storage and worktop space, while both bedrooms are genuine doubles, offering comfortable proportions and flexibility for use as guest accommodation, a home office, or shared living. The modern bathroom is finished in a contemporary style, complementing the overall well-maintained condition of the property.

Further benefits include access to well kept communal gardens, providing a peaceful green space for residents to enjoy. The flat is ideally located for convenient access to transport connections, with Putney mainline station and East Putney Underground within easy reach, making commuting into Central London straightforward and efficient.



Two Bedrooms



Modern Bathroom



Spacious Living Room



Modern Kitchen



Leasehold. EPC rating TBC



Excellent Transport Links



Oasis Primary School Close By



Private Balcony



Low Service Charges

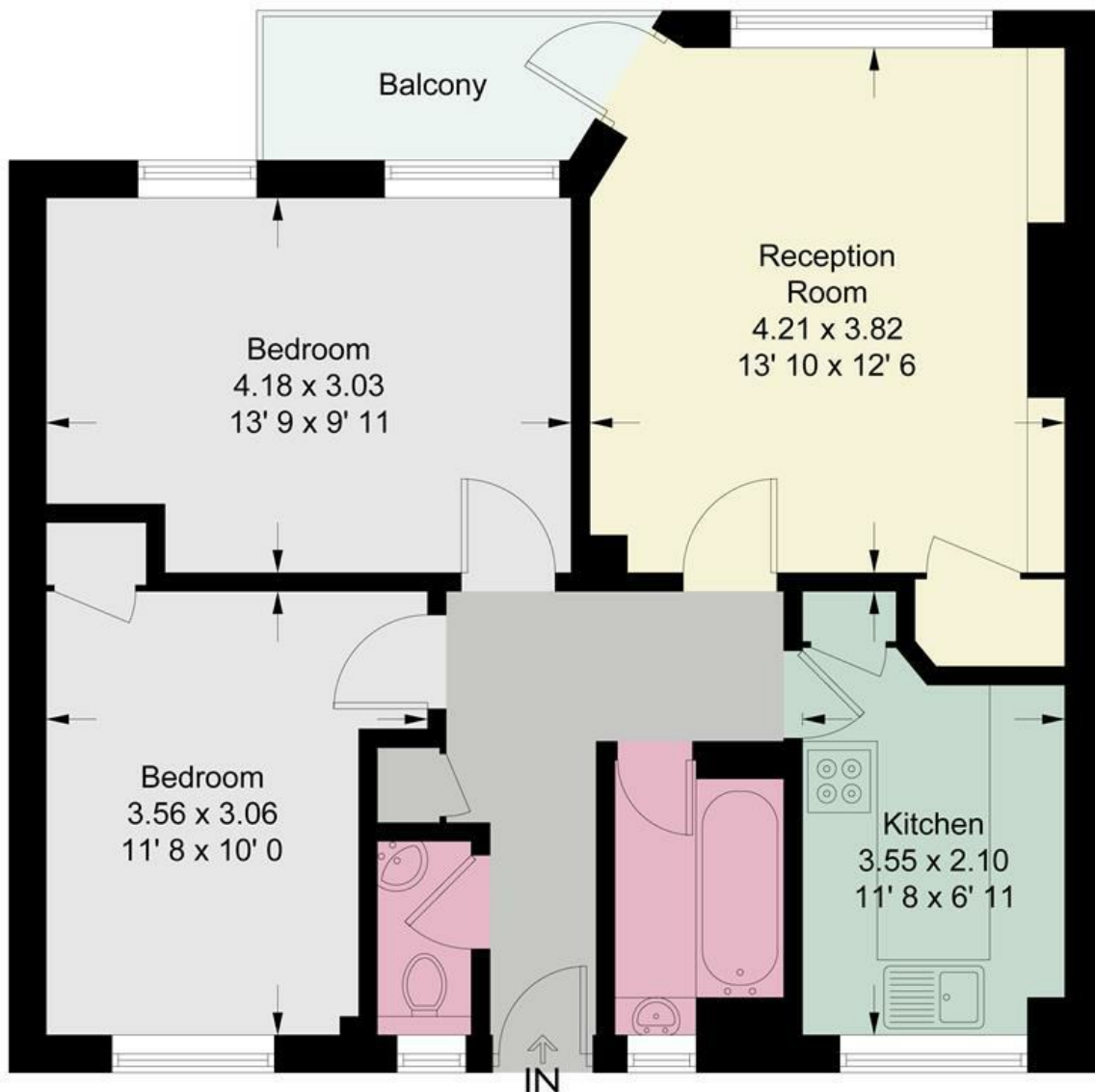


West Putney Location



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

020 8788 6611



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		
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		
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