



**JAMES  
ANDERSON**



## FOR SALE

Gillis Square, London, SW15






**£1,300,000**






Guide Price

This immaculate four bedroom terraced townhouse extends to approximately 1902 sqft and is located within the prestigious St James development at the heart of Gillis Square. Beautifully presented throughout, the property combines contemporary design with generous family accommodation and enjoys an enviable position overlooking Roehampton House.

The impressive kitchen/dining room forms the centrepiece of the home, providing an exceptional space for both everyday living and entertaining. With ample room for a dining table, chairs and seating area, the space is flooded with natural light and features modern bi-fold doors opening onto a beautifully landscaped west-facing garden. Offering excellent privacy, the garden is ideal for outdoor dining and relaxation.

The ground floor further benefits from underfloor heating throughout, a cloakroom, a highly practical utility room and a dedicated study, perfect for home working.

-  Four Bedrooms, Built in Wardrobes
-  Three Bathrooms
-  Two Reception Rooms
-  Stunning Kitchen/Diner
-  EPC Rating - B

-  Outstanding Transport Links
-  Excellent Local Schools
-  Quiet Location, Amazing Views
-  West Facing Private Garden
-  Study, Off Street Parking

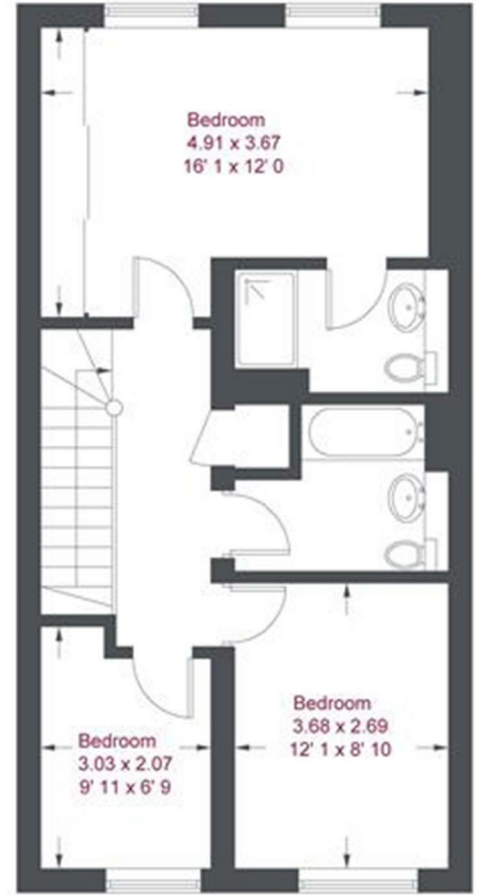


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020 8788 6611



First Floor  
578 sq ft / 53.7 sq m



Second Floor  
579 sq ft / 53.8 sq m

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		
	<b>82</b>	<b>83</b>
<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>		
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