



**JAMES
ANDERSON**



FOR SALE

£395,000











86-90 Putney High Street, London, SW15

Guide Price

A superb opportunity to acquire a beautifully presented one-bedroom apartment in the heart of Putney, offering stylish and well-balanced accommodation within a sought-after development moments from the High Street. Perfectly suited to first-time buyers, professionals or investors, the property combines contemporary living with exceptional convenience in one of South West London's most desirable locations.

The apartment comprises a bright and spacious reception room, providing an ideal space for both relaxing and entertaining, alongside a well-appointed kitchen, generous double bedroom and modern bathroom. Thoughtfully designed throughout, the property offers comfortable living with an abundance of natural light and a welcoming atmosphere. The development further benefits from a sunny shared outdoor seating area, ideal for relaxing or socialising in warmer months.

Ideally positioned within easy reach of Putney's vibrant selection of shops, cafés, restaurants and transport links, the property enjoys the best of both urban convenience and riverside living. Offered to the market in excellent condition, this is an outstanding opportunity to secure a stylish home in a prime Putney location.

-  One spacious double bedroom
-  Modern fitted bathroom
-  Bright and spacious reception area
-  Well-appointed modern kitchen with contemporary finishes
-  Shared outdoor seating area for residents
-  Council tax C | EPC C | Leasehold
-  Putney and East Putney station
-  Close to Putney High School
-  River Thames
-  Local shops and Cafes nearby

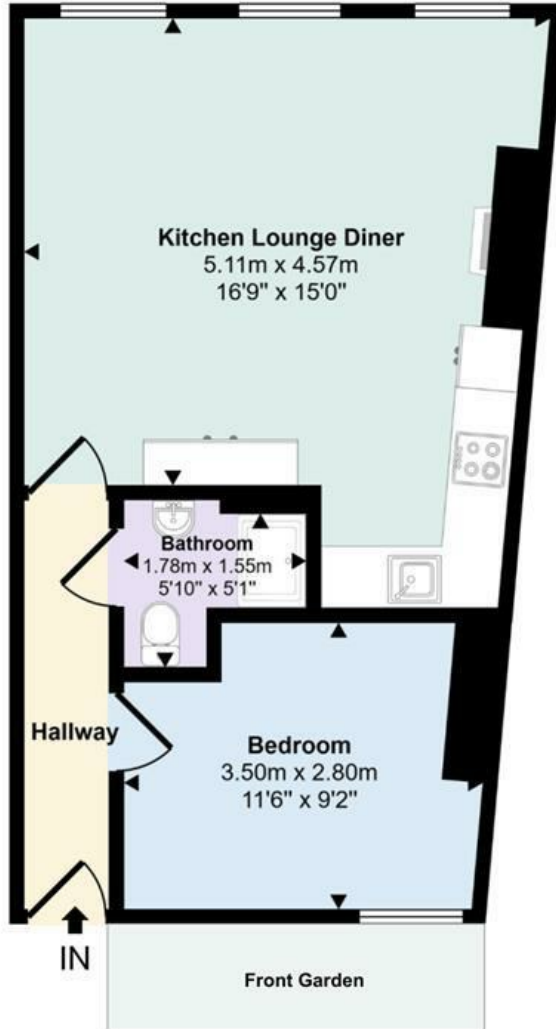


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

**Jones Mews, Putney
High Street**

Approx Gross Internal Area
41 sq m / 444 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			
(81-91) B			
(69-80) C		72	75
(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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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

