



**JAMES
ANDERSON**



FOR SALE

£510,000

Putney Bridge Road, London, SW15

New to market, this beautiful two bedroom, two bathroom, flat is presented in excellent condition throughout with a stunning open plan fully equipped kitchen located in Putney Bridge Road, just around the corner from Brandlehow Primary School in East Putney.

This stunning property is a real show stopper, with high ceilings and lots of natural light with a superb layout, ideal for entertaining. Both bedrooms are doubles with fitted wardrobes, two luxurious bathrooms (One En-Suite with a separate shower and full size bath) and additional storage.

A nine-minute walk of East Putney underground station, an eight minute walk from Putney mainline station and across the road from Wandsworth Park and the river Thames. Also within the catchment area for Brandlehow Primary School (ofstead Outstanding) within easy reach are numerous shops, supermarkets, bars, restaurants and cafes.



Two Bedroom



Two Bathroom



Open Plan Livingroom



Beautiful Kitchen and Diner



EPC Rating



Amazing Transport Links



Outstanding Local Schools



River Road, Prime East Putney Location



South Facing Garden

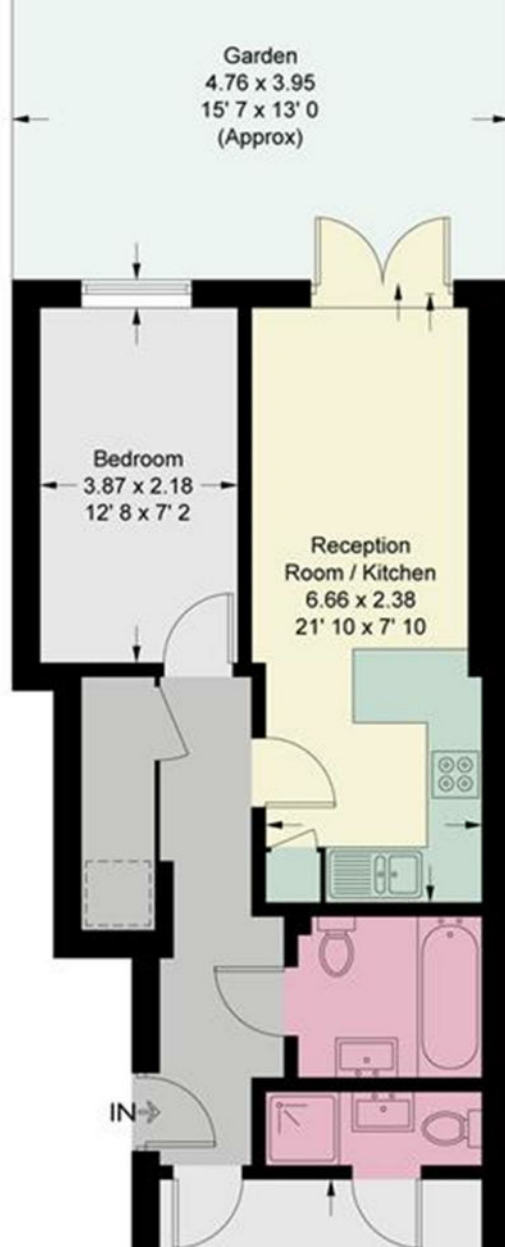


Direct Views of Wandsworth Park and River Thames



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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