



**JAMES  
ANDERSON**



## FOR SALE

**£585,000**

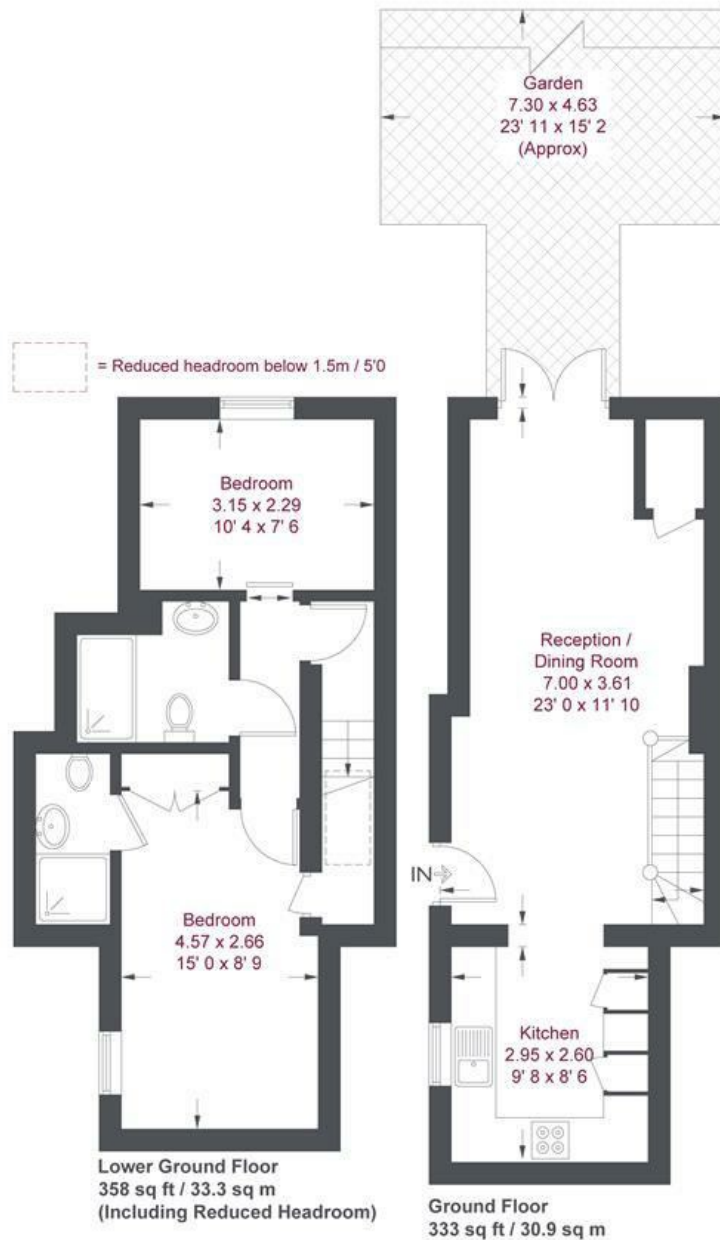
**Brandlehow Road, London, SW15**

Located on Brandlehow Road; a popular, tree-lined, residential street; this beautifully presented, two double bedroom, two bathroom split level garden maisonette is ideal for a young professionals with close proximity to Brandlehow primary school and Wandsworth Park. It also benefits from its own front door, no onward chain and measures 689 Sq ft.

A short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames is moments away.

-  Two Double Bedrooms
-  Two Bathrooms
-  Open Plan Reception Room
-  Fully Equipped Modern Kitchen
-  EPC Rating - C
-  East Putney Tube Close By
-  Brandlehow Primary School Catchment
-  Next to Wandsworth Park
-  Split Level, Excellent Condition
-  Private Garden, Chain Free





### Brandlehow Road

Approximate Gross Internal Area = 684 sq ft / 63.5 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 691 sq ft / 64.2 sq m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	<b>76</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>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>		<b>76</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

