



**JAMES  
ANDERSON**



## FOR SALE

**£375,000**

Kersfield Road, London, SW15

A beautifully arranged purpose built, ground floor one bedroom garden flat located on Kersfield Road, Putney.

The property boasts a bright and airy open plan kitchen/reception with access to a private garden. The kitchen is fitted with stylish units and has plenty of storage and preparation space. There is a good-sized double bedroom and a beautiful modern bathroom. The property also benefits from its own entrance, low service charges and general running costs, an ideal first time purchase or buy to let investment.

Located on a quiet residential road within easy reach both Putney and East Putney stations and the shops, restaurants and bars which make Putney such a popular location and close to the green spaces of Putney Heath.

No onward chain



One Bedroom



Modern Bathroom



Fitted Kitchen



Light and Spacious Reception Room



EPC Rating -



Excellent Transport Links



Outstanding Transport Links



Quiet, Leafy Location



No Onward Chain, 530 Sq Ft

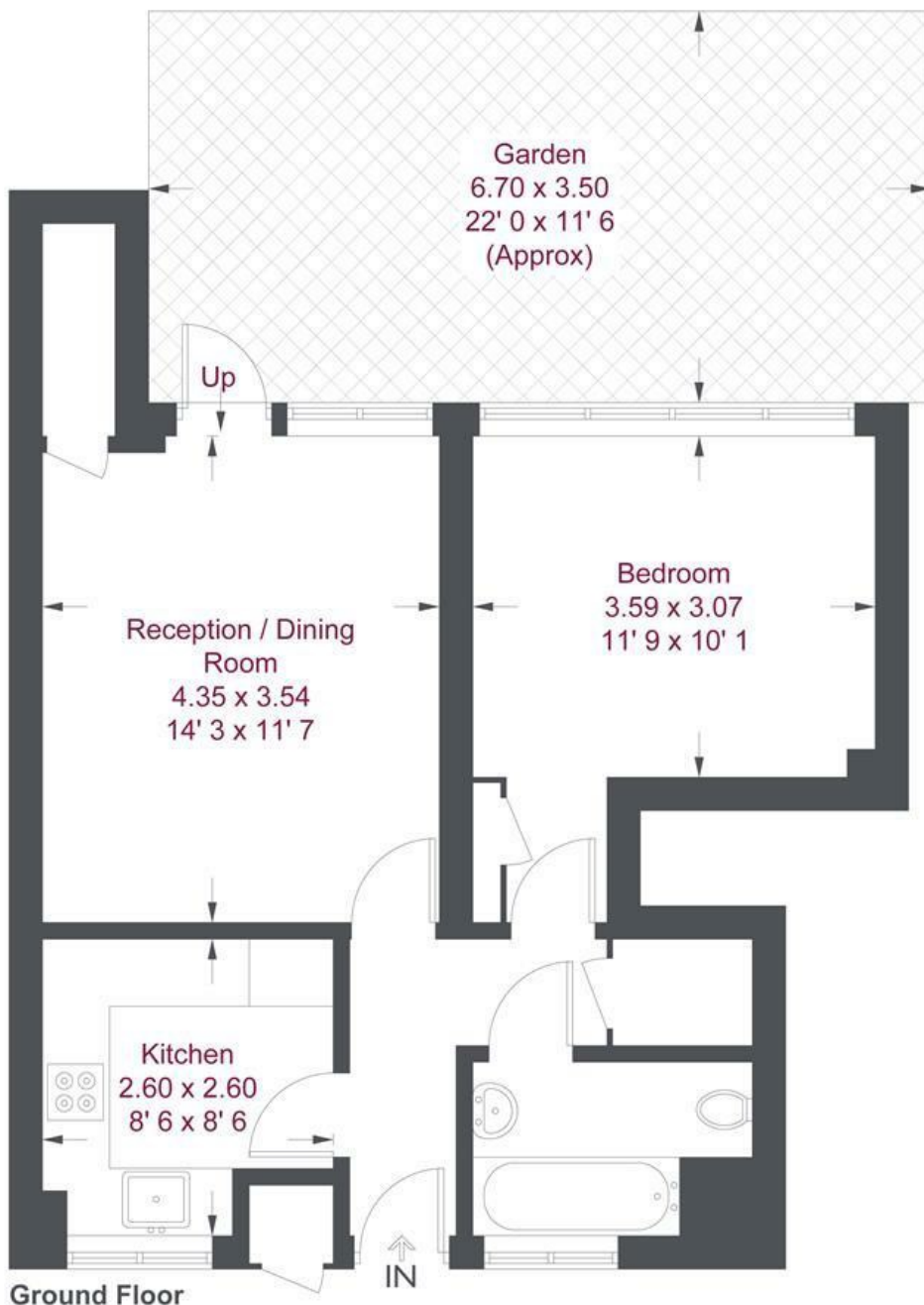


Private Garden, Private Entrance



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

020 8788 6611



Ground Floor

### Littlecombe Close

Approximate Gross Internal Area = 530 sq ft / 49.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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