



**JAMES  
ANDERSON**



## FOR SALE

**£500,000**

**Atney Road, London, SW15**

Situated on a prime location in central Putney, this well-presented and spacious two double-bedroom flat offers great living space as well as access to attractive communal gardens.

The flat is presented in excellent condition and consists of a bright and spacious living room with space to dine, ample storage throughout, two double bedrooms, modern kitchen and bathroom with access to an external storage cupboard and communal grounds. Off street Parking is available for residents of this building.

Atney Road is ideally placed for the shops, restaurants and transport facilities of central Putney. Both East Putney underground station (District Line) and Putney mainline station, with direct access to Waterloo, are within short walking distance. There are also numerous bus routes to Richmond, Clapham Junction and Central London.

-  Two Bedrooms
-  White Bathroom Suite
-  Light and Spacious Reception Room
-  Modern Fitted Kitchen
-  EPC Rating - C
-  Excellent Transport Links
-  Outstanding Local Schools
-  Prime Central Location, Quiet Road
-  Excellent Condition Throughout
-  Ideal First Time Purchase



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

020 8788 6611



(Not Shown In Actual Location / Orientation)



First Floor

### Atney Road

Approximate Gross Internal Area = 761 sq ft / 70.7 sq m

Storage = 13 sq ft / 1.2 sq m

Total = 774 sq ft / 71.9 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

