



**JAMES  
ANDERSON**



## FOR SALE

**£475,000**

Kersfield Road, London, SW15

A very well presented, two double bedroom, split level flat over the second and third floors in the desirable Garden Royal on Kersfield Road. The flat offers a light and spacious and modern interior. On the first level is a large reception room and separate kitchen. Upstairs there are two double bedrooms and a modern bathroom.

There are lovely views over the communal gardens from the rear rooms and views towards London from the front of the flat.

Garden Royal is a well kept purpose built development which offers communal gardens and the flat also comes with a garage.

Located on a 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



Two Double Bedrooms



Modern Bathroom



Spacious Reception Room



Fitted Kitchen



EPC Rating - D



Fantastic Transport Links



Outstanding Local Schools Close By



Garage



No Onward Chain

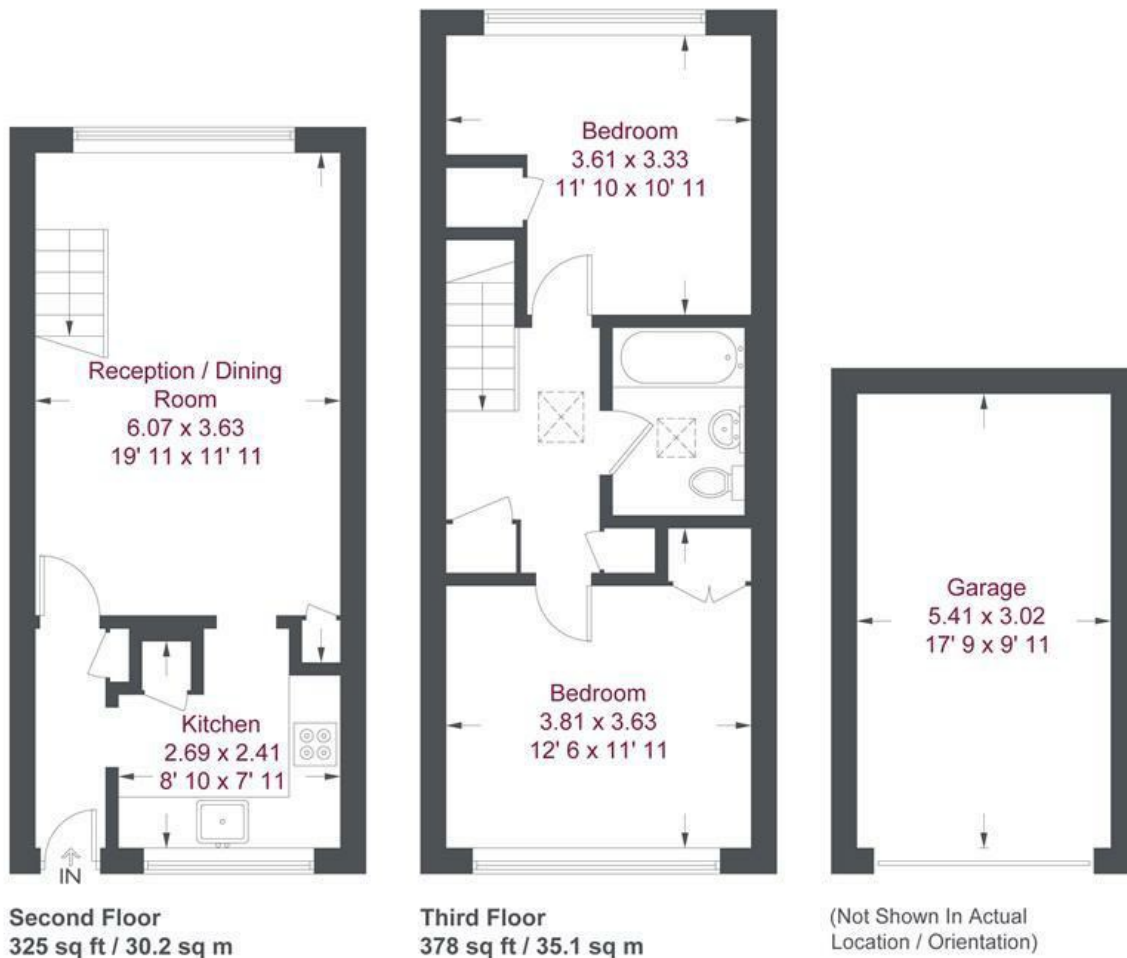


Ideal First Time Purchase



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

020 8788 6611



## Garden Royal

Approximate Gross Internal Area = 703 sq ft / 65.3 sq m

Garage = 176 sq ft / 16.4 sq m

Total = 879 sq ft / 81.7 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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