



JAMES  
ANDERSON



## FOR SALE

**£470,000**

### St. John's Avenue, Putney, SW15

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

The flat consists of a bright and spacious eat-in kitchen, separate south-facing reception room and large family bathroom. The upper floor offers a main bedroom overlooking the large communal gardens, a further double bedroom and another bathroom. The property also benefits from a designated parking space.

St John's Avenue 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 Double Bedrooms



Two Bathrooms



Spacious Reception Room



Eat In Kitchen Diner



EPC Rating - D



2 Minute Walk East Putney Tube Station



Outstanding School Catchment



Split Level, Balcony




Ideal First Time Purchase



798 Sq Ft, Designated Parking Space

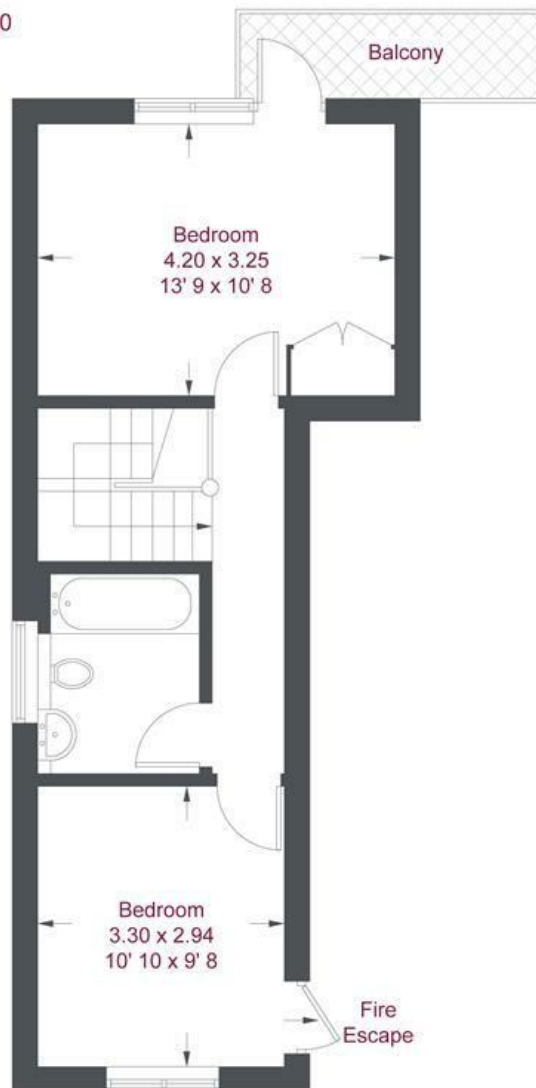




 = Reduced headroom below 1.5m / 5'0"



Second Floor = 405 sq ft / 37.6 sq m  
(Including Reduced Headroom)



Third Floor = 407 sq ft / 37.8 sq m


### Elmstead Court

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 14 sq ft / 1.3 sq m

Total = 812 sq ft / 75.4 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>		
	57	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	