



**JAMES
ANDERSON**



FOR SALE

£325,000

Kersfield Road, London, SW15

A beautifully arranged, spacious, purpose built fourth floor (top floor) one bedroom flat with a sunny balcony, located in a quiet residential close just off Putney Hill.

The flat consists of a large bright living room which leads onto the balcony with stunning views of the local area, and presents generous storage facilities.

The security entrance offers a lift and stairs to access.

It is an ideal property for a first time buyer and investors alike and it's a perfect opportunity for those who are looking at putting their own stamp on their home.

The property is very close to, and within easy reach of, the huge variety of shops, restaurants and bars which serve Putney so well and make it such a popular and desirable location. The green spaces of Putney Heath are just a few minutes away, the River Thames is a mere mile away, and it is within a short walking distance of Putney main line train station, and East Putney tube station on the District Line, and is well covered with various bus routes.

Lease and service charge information available on request.



Double Bedroom



Bathroom



Large Living Room



Fitted Kitchen



EPC Rating E



Amazing Transport Links



Quite Residential Road



Purpose Built Apartment



Communal Gardens

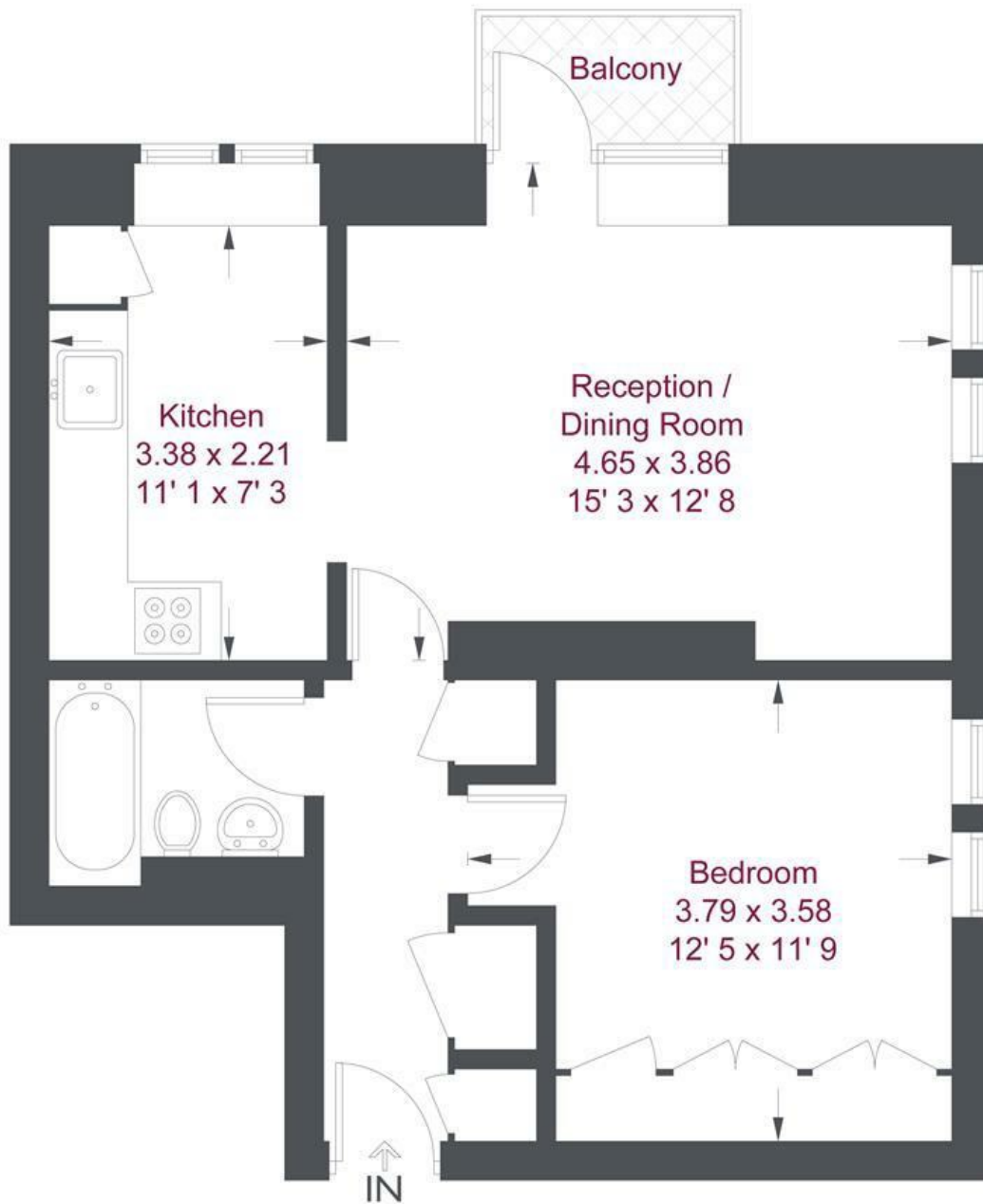


Opportunity to Renovate



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

020 8788 6611



Fourth Floor

Lusher House

Approximate Gross Internal Area = 497 sq ft / 46.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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