



**JAMES  
ANDERSON**



# FOR SALE

# £350,000

## Montserrat Road, London, SW15

A one bedroom first floor Edwardian conversion flat in prime central Putney ideally located just off Putney High Street.

The property is offered chain free and will be sold with a share of the freehold. It measures 416 Sq ft and comprises a spacious double bedroom, a bright reception room with space for a small dining table and a separate kitchen. This superb apartment located on Montserrat Road, a residential street just moments from amenities, restaurants and cafes on Putney High Street. Within 0.1 miles of Putney Rail Station and 0.4 miles of East Putney Station.

Wandsworth Council Tax Band C  
EPC Rating D  
Share of Freehold  
Ground rent £0.00  
Service Charge £0.00

-  One Double Bedroom
-  Bathroom
-  Reception Room
-  Galley Kitchen
-  Share of Freehold. EPC Rating C. Council Tax Band C
-  Central Putney Location
-  Excellent Local Schools and Universities
-  Pretty Street, Popular Location
-  Share of Freehold
-  No Onward Chain



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

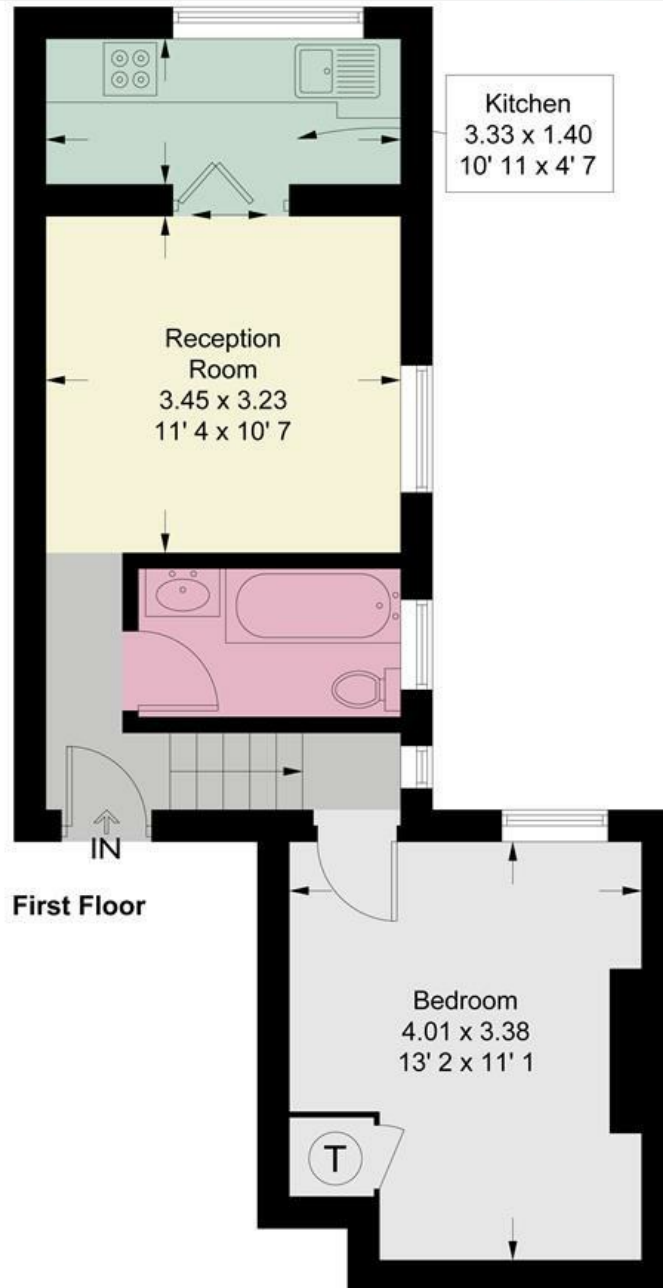
020 8788 6611

# Montserrat Road

Approximate Gross Internal Area = 416 sq ft / 38.7 sq m



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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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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