



**JAMES  
ANDERSON**



## FOR SALE

1 Daylesford Ave, Putney, SW15

Offering bright and spacious rooms, ample living space, plenty of storage, allocated parking and no onward chain this ground floor apartment is sure to please.









Daylesford Avenue sits equidistant between Putney and East Sheen and is less than 5 minutes walk from Barnes Station offering direct access to Richmond, Putney, Clapham Junction and Waterloo. It is also just minutes away from the local shops, restaurants and amenities of the Upper Richmond Road, including Tesco and Boots, along with the stunning, green expanses of Putney and Barnes Commons.

Accommodation comprises two double bedrooms, shower room, fitted kitchen with breakfast table and an overly large reception room perfect for entertaining.

Leasehold - 943 Years Remain  
Service Charge - £2000 P/A  
Ground Rent - N/A  
EPC - D  
Council Tax - D

## £475,000

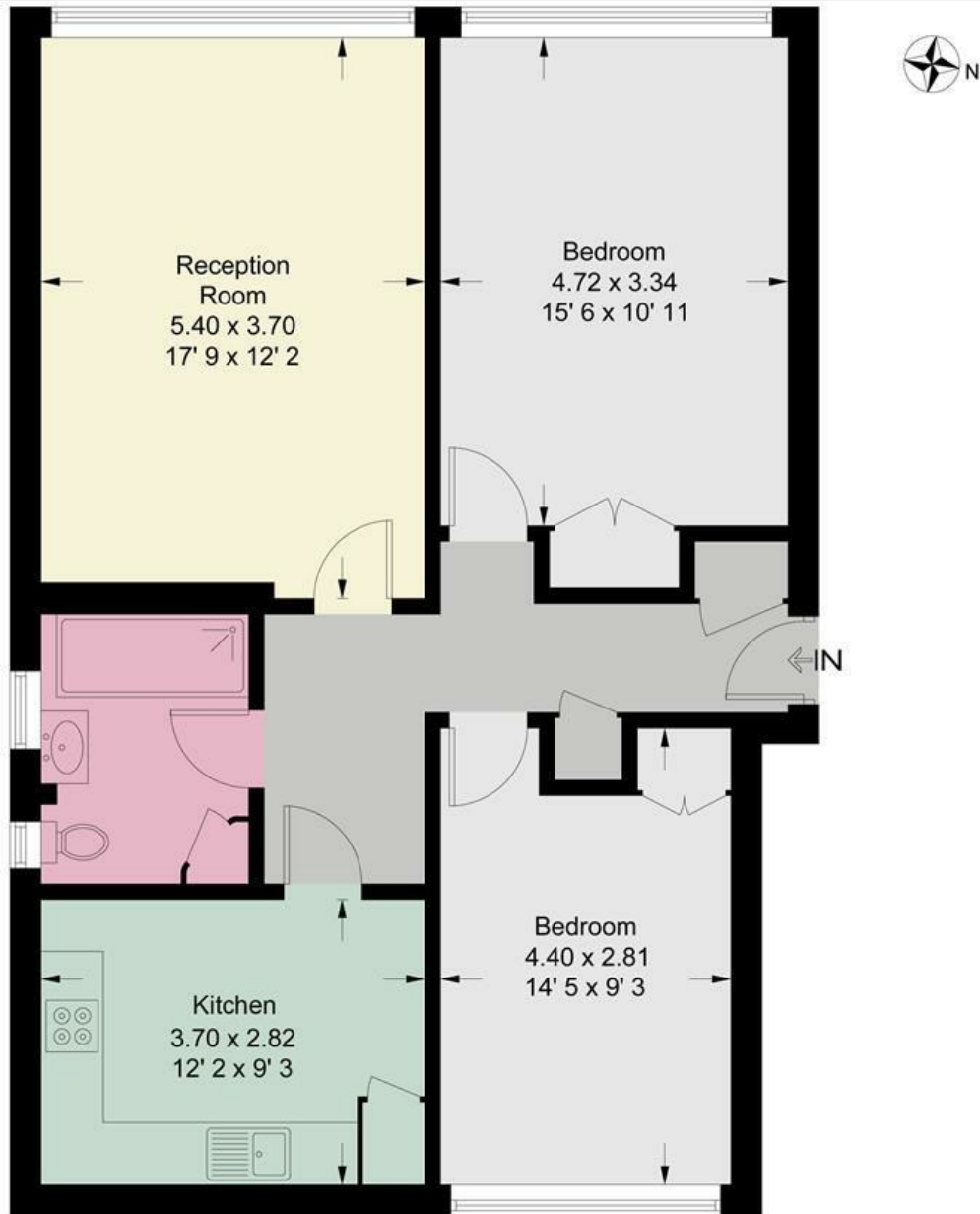
Guide Price

-  Two Spacious Double Bedrooms
-  Three Piece Shower Suite
-  Large Reception Room Suited For Entertaining
-  Fitted Kitchen With Space To Dine
-  EPC Rating - TBC
-  Moments From Transport
-  Within Close Proximity Of Highly Regarded Schools
-  Highly Regarded Location
-  Communal Gardens & Allocated Parking
-  Shops Within Walking Distance



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

020 8788 6611



**Ground Floor**

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) <b>A</b>			76
(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 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>			
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