



**JAMES  
ANDERSON**



# FOR SALE

**£550,000**



## 7 Plaza Gardens, London, SW15

A 677 Sq ft two bedroom modern apartment located in Walpole Lodge, Plaza Gardens, Putney. This well presented property is located on the fourth floor, flooded with tons of natural light and on the same floor as the communal roof terrace.

There are two double bedrooms, benefitting from stunning views of the city. The living space is great for entertaining with space to dine and a modern, fully equipped kitchen with integrated appliances. Residents of the development also benefit from a bike store and three communal roof terraces with views of the city skyline. A particular feature of this apartment is its proximity to the communal roof terrace. It is the closest apartment. To be sold with no onward chain.

7 Plaza Gardens is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. Opposite East Putney underground station (District Line) and Putney mainline station is only a short walk away, with direct access into Waterloo. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.

100% and 40% Share of equity available £228,000

-  Two Double Bedrooms
-  Modern Bathroom
-  Open Plan Living
-  Fully Equipped Modern Kitchen, Integrated Appliances
-  EPC Rating B - Council Tax Band D - Leasehold
-  Opposite East Putney Underground
-  Superb Local Schools
-  Open to purchase 40% shared equity (£228,000) and 100% equity.
-  No Chain
-  677 Sq Ft

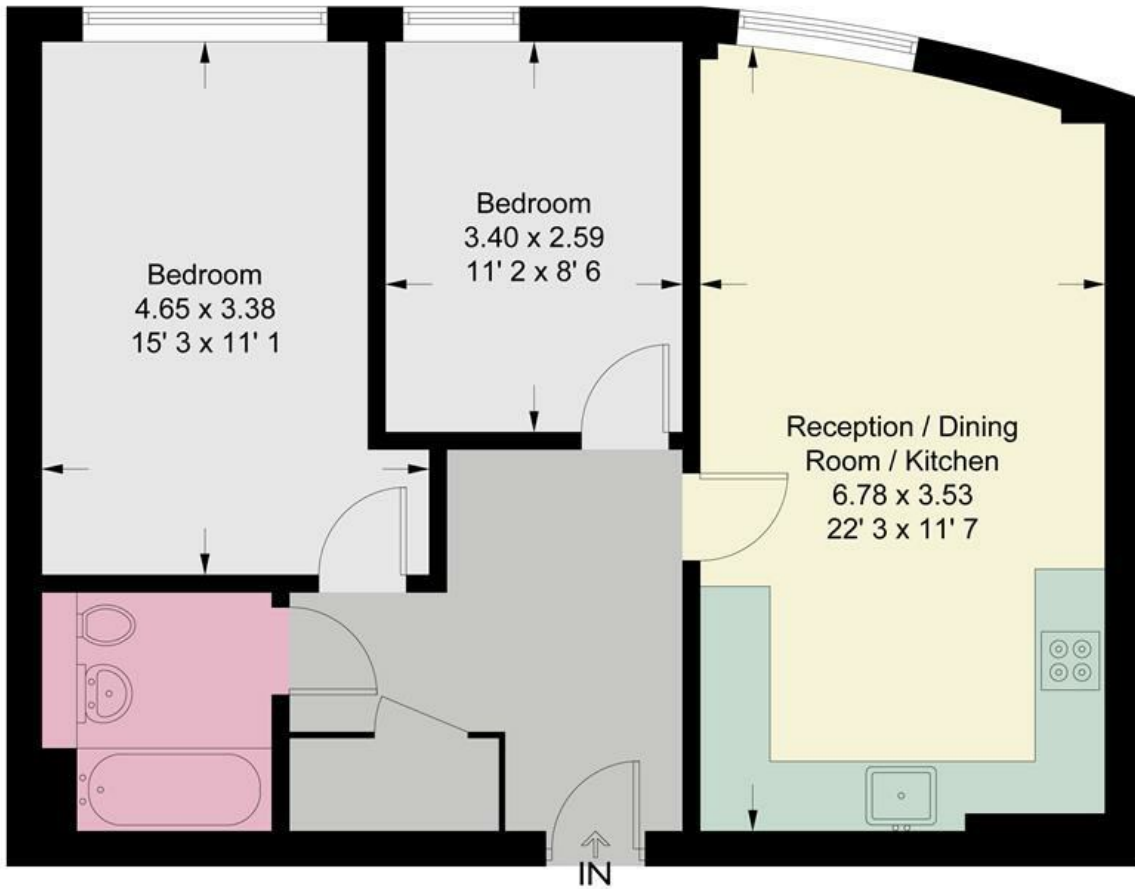


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Wolple Lodge

Approximate Gross Internal Area = 677 sq ft / 62.9 sq m



**Fourth 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
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	<b>80</b>	<b>80</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

