JAMES ANDERSON
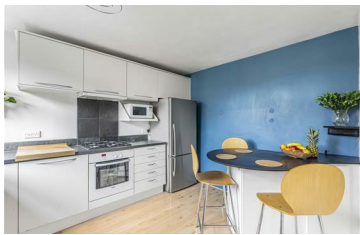

FOR SALE

£550,000

The Platt, London, SW15

Guide Price

Moments from green open spaces, the river Thames, schools and Putney High Street this excellent sized three double bedroom split level apartment is perfectly suited for buyers or investors while providing ample living space.

The ground floor offers a spacious kitchen/diner, WC with hidden shower unit and utility space, an excellent sized lounge with doors leading to a large balcony perfect for enjoying the summer sun or entertaining.

The first floor offers three spacious bedrooms and a three piece bathroom suite.

The Platt is ideally situated for the many shops, bars, and restaurants in Putney town centre and within easy reach of the green open spaces of both Wandsworth Park and Bishop's Park. In addition, you can even see the start of the Boat Race!

Putney Mainline Station and District line station are both within close walking distance. For those who work in the city, the Riverboat could the ideal commute for you.

- 3 Bedrooms
- Split level
- Private Balcony
- Fantastic transport links
- Less than 100 meters from river

- Secure entrance and lift access to 2nd floor
- Private Parking
- EPC Rating - B

Lockyer House

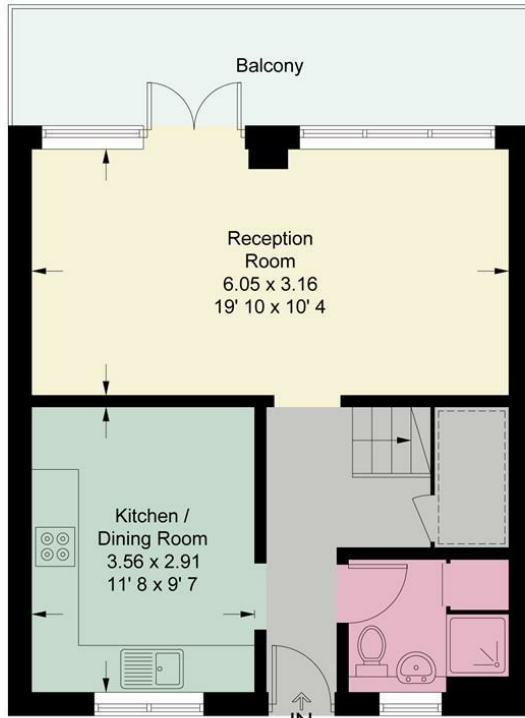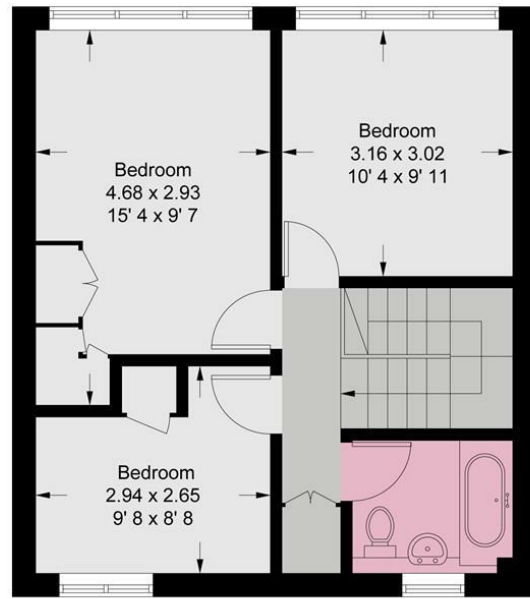Approximate Gross Internal Area = 901 sq ft / 83.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 15 sq ft / 1.4 sq m
Total = 916 sq ft / 85.1 sq m

JAMES ANDERSON

Balcony

Reception Room
6.05 x 3.16
19' 10 x 10' 4

Kitchen / Dining Room
3.56 x 2.91
11' 8 x 9' 7

IN

Second Floor
460 sq ft / 42.7 sq m
(Including Reduced Headroom)

☐ = Reduced headroom below 1.5m / 5'0

N

Bedroom
4.68 x 2.93
15' 4 x 9' 7

Bedroom
3.16 x 3.02
10' 4 x 9' 11

Bedroom
2.94 x 2.65
9' 8 x 8' 8

Third Floor
456 sq ft / 42.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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