



JAMES  
ANDERSON



## FOR SALE

Burke Close, Putney, SW15

A bright and spacious top floor one bedroom purpose built flat located close to Barnes Station and Richmond Park.

Filled with plenty of natural light this stunning property is beautifully presented throughout with a living/dining area and modern fitted kitchen.

The bedroom is a good size with a modern bathroom and plenty of storage throughout including access to the loft.

This would make an ideal first time purchase or buy to let investment with low running costs. There is also off street parking for residents in a secure car park.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.

**£335,000**

Guide Price



Double Bedroom



Modern Bathroom Suite



Spacious Reception Room



Fitted Kitchen



EPC Rating - TBC



Walking Distance To Barnes Station



Schools Nearby



Great Location Close To Green Open Spaces



Areas To Park

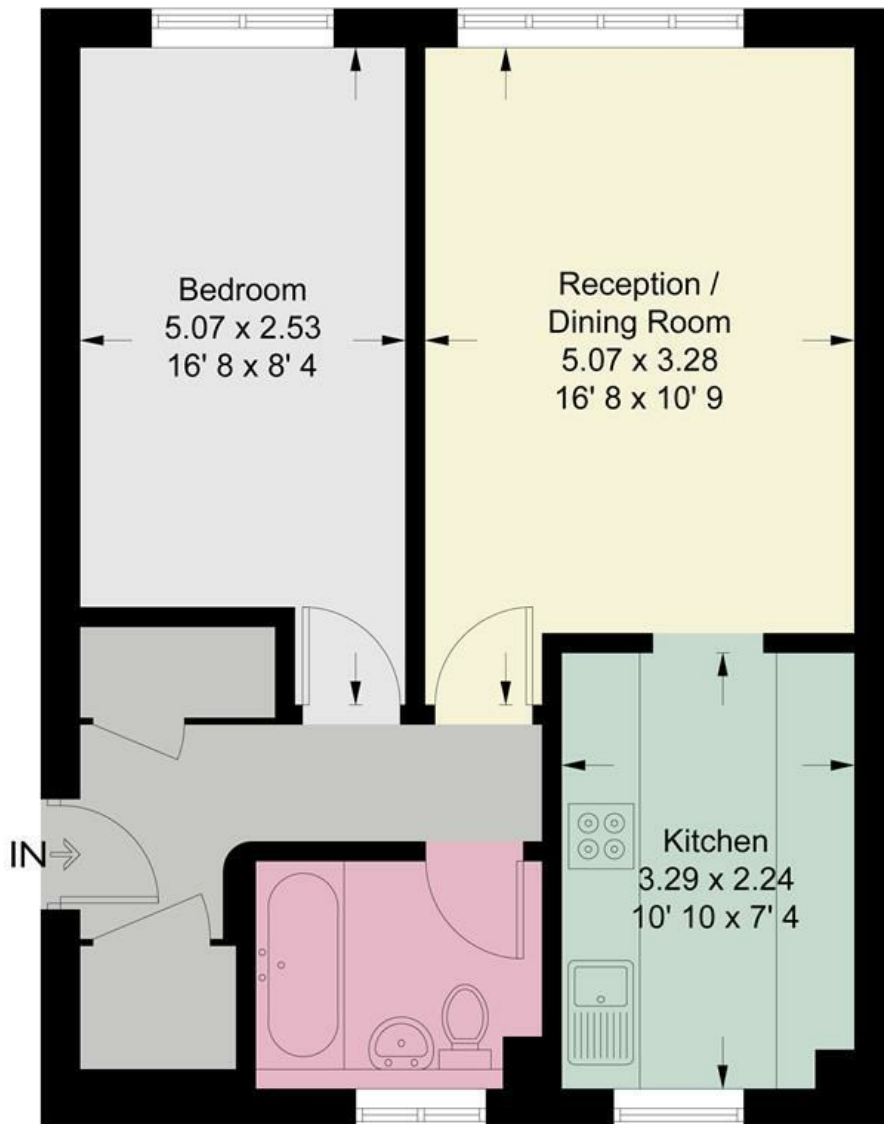


Access To An Array Of Shops



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

020 8788 6611



**Second 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>			
(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>			
(39-54) <b>E</b>			
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