



**JAMES
ANDERSON**



FOR SALE

£850,000

Brewhouse Lane, London, SW15











Offers In Excess Of

A spacious three bedroom first floor flat in the highly sort after Riverside location of Brewhouse Lane, Putney. This immaculate property boasts a private south facing balcony with views of the communal gardens. With 1080 square feet of living space, this flat offers a superb comfortable space to entertain with open plan living, two bathrooms and ample storage space. The kitchen is fully equipped with lots of storage, preparation space and high quality integrated Gaggenau appliances.

Residents benefit from 24 hour concierge, impeccable security, secure underground parking and gymnasium.

The location is ideal, with nearby local restaurants and bars providing a vibrant atmosphere for socialising and dining. Putney bridge station is moments away along with Putney Overground Station.

Leasehold
980 years remaining
Service charge PA £7601
Ground rent PA £150

-  Three Bedrooms
-  Two Bathrooms, One-En-Suite
-  Large Open Plan living Space
-  Modern Fitted Kitchen, Quality Integrated Gaggenau Appliances.
-  EPC Rating D - Council Tax Band G - Leasehold
-  Superb Transport Links
-  Outstanding Local Schools
-  Riverside Location
-  Underground Parking, Private Balcony, Residents Gym and 24hr Concierge
-  1080 Sq Ft



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

0208 785 4400

Brewhouse Lane

Approximate Gross Internal Area = 1080 sq ft / 100.3 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) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 66 | |
| (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 CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

