



**JAMES  
ANDERSON**



**FOR SALE**

**£350,000**

**Lacy Road, Putney, SW15**

**Guide Price**

A bright and spacious ground floor purpose built apartment located in the heart of West Putney offering ample living space while offering a double bedroom, living room suited for entertaining, modern fitted kitchen and bathroom suite.

Having been refurbished by the existing owners this spacious apartment provides a blank canvas to make your own.

This would be an ideal first time purchase or buy to let investment, the annual service charges are very low. The property will be sold with no onward chain.

Crown Court is situated in a convenient and sought after enclave of Putney, being a short walking distance to the amenities and transport links of Putney High Street. The River Thames Embankment and the green open spaces of Putney Common and Wandsworth Park are also very close by.

Service Charge - £734 P/A (2023)



**Spacious Ground Floor Apartment**



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

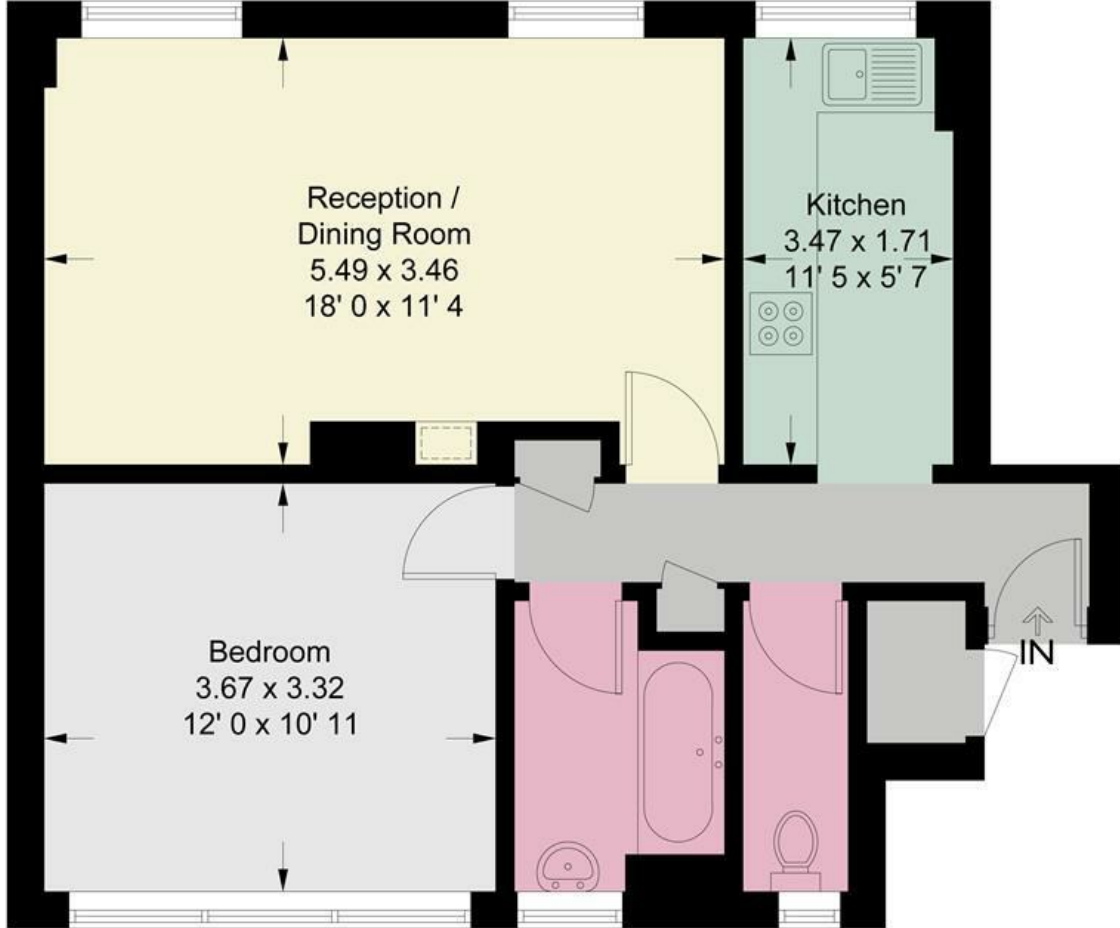
**020 8788 6611**

# Crown Court

Approximate Gross Internal Area = 536 sq ft / 49.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 1 sq ft / 0.1 sq m  
 Store = 9 sq ft / 0.9 sq m  
 Total = 546 sq ft / 50.7 sq m



= Reduced headroom below 1.5m / 5'0"



## 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

