



JAMES  
ANDERSON



**FOR SALE**

**£625,000**

Plaza Gardens, London, SW15

A 676 Sq ft two bedroom modern apartment with parking located in the highly regarded Millennium House, Plaza Gardens, Putney. This well presented property is located on the second floor and benefits from a private balcony overlooking the courtyard. The building has superb benefits which feature a concierge, an underground parking space, electric charge points, hyperoptic wifi, bike store and a gym for residents.

Inside the apartment are high ceilings with floor to ceilings windows, an open plan living space and a high specification kitchen with integrated appliances. There are two double bedrooms, the main bedroom benefits from an En-suite shower room and fitted wardrobes. To be sold with no onward chain and presented in excellent condition.

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.

Leasehold, 990 years remain

EPC Rating B

Council Tax Band E

Service Charge PA £5100

Ground rent PA £500 PA, ground rent increases every 25 years



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

0208 785 4400

**use**

nal Area = 676 sq ft / 62.8 sq m



(Not Shown In Actual Location / Orientation)

**Second Floor**

must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to This plan must not be relied upon when making property valuations, design considerations or any other such relevant onsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in s 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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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