



**JAMES
ANDERSON**



FOR SALE

£325,000

43 Kersfield Road, London, SW15

A superb first floor apartment situated in an exclusive, gated Art Deco development in Putney Hill. The property is offered with a share of freehold, off street parking, one bedroom and a sunny south facing aspect with lovely views across the development and communal gardens including access to a tennis court.

Situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wimbledon Common and Wimbledon village are not far away. To be sold with no onward chain.

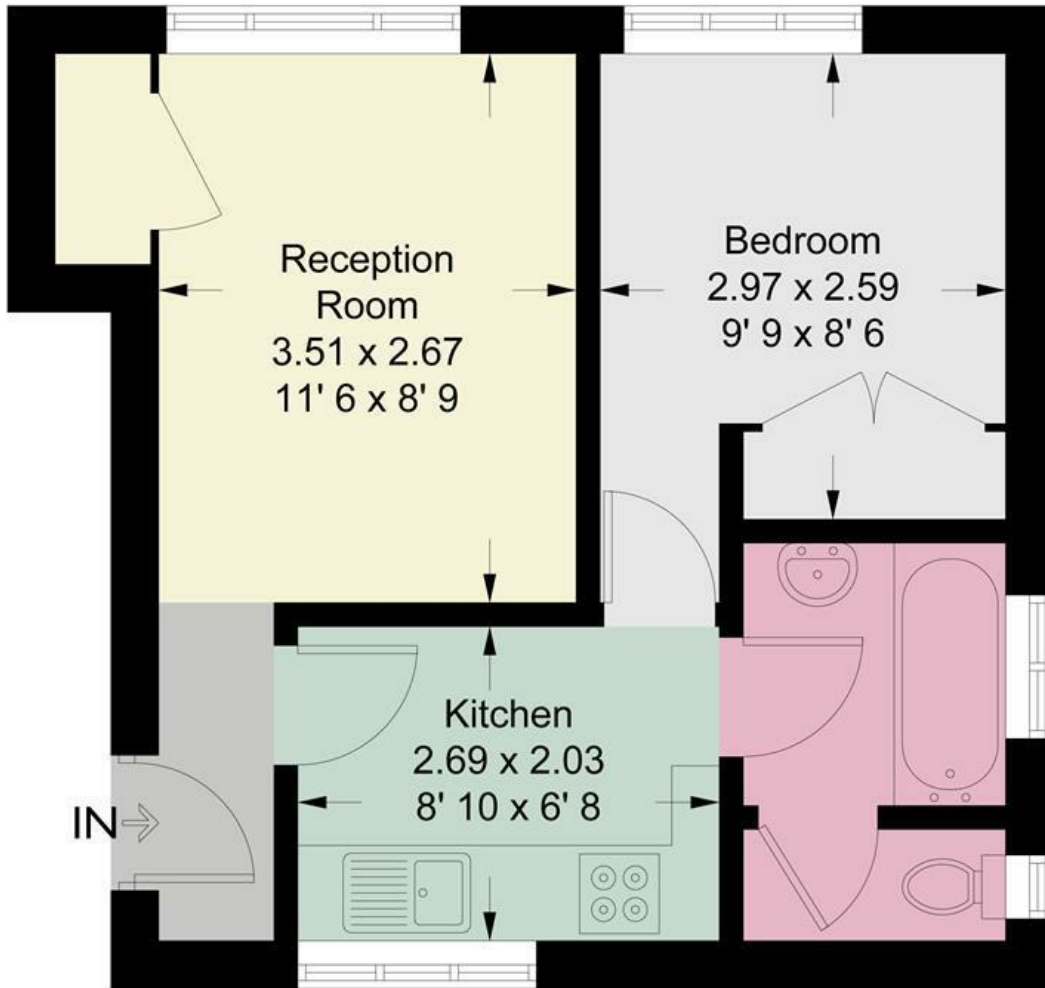
Council Tax Band C
Share of Freehold
Lease years remaining 987
Service charge £2000 PA

-  One Bedroom
-  Excellent Transport Links Close By
-  One Bathroom
-  Superb Local Schools
-  Separate Living Room
-  Well Maintained Communal Grounds
-  Galley Kitchen
-  Residents Parking and Tennis Court
-  Peaceful Location
-  Ideal Investment Opportunity or First Time Purchase



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

0208 785 4400



First 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			
(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	46	67

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			
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Not environmentally friendly - higher CO ₂ emissions			
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