



**JAMES  
ANDERSON**



# FOR SALE

**£450,000**

## Putney Hill, Putney, SW15

New to the market, a spacious 743 sq ft, split level two bedroom flat situated within a purpose built development located on Putney Hill. The accommodation comprises an open plan kitchen/living space, two double bedrooms with built in wardrobes and a family bathroom. The property benefits from UPVC double glazing, combination boiler and a recently replaced kitchen. The property is presented in superb condition, it will ideally suit a first time buyer and will be sold with no onward chain.

Transportation comes in abundance with Putney mainline station and East Putney tube station within two minutes walking distance, with plenty of buses to all corners of SW London. Putney Bridge and the River Thames Embankment are within 10 minutes walking distance.

Further benefits include parking at the rear of the block and a motorbike parking area. Ideal as first time purchase or investment and has no onward chain.

Leasehold, 86 years remain (Extension/section 42 can be discussed with the vendor if required)  
Freeholder - Wandsworth Council

-  Two Double Bedrooms
-  One Bathroom
-  Open Plan Living, Recently Renovated
-  Fully Equipped Modern Kitchen
-  EPC Rating D - Council Tax Band - C - Leasehold 86 years remain
-  Superb Location, Both Stations Close By
-  Outstanding Local Schools on Putney Hill
-  Split Level Flat, 743 Sq Ft
-  No Onward Chain
-  Low Running Costs, Ideal First Time Purchase



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

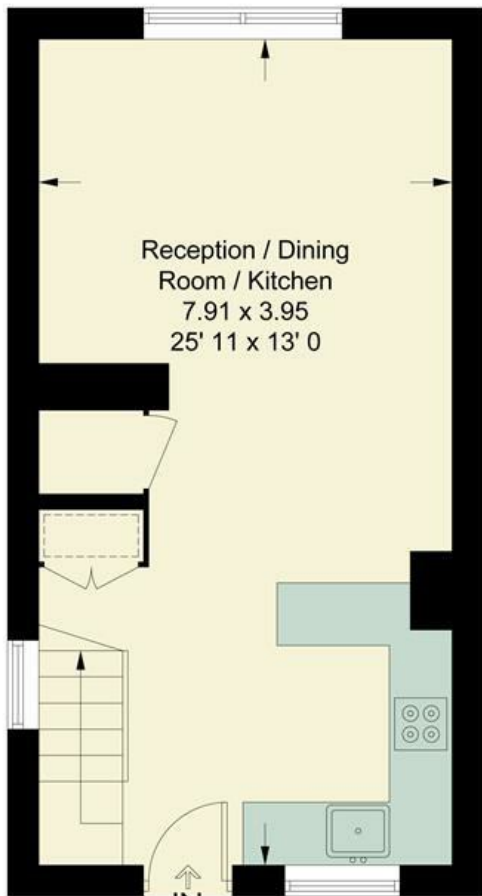
**0208 785 4400**

# Putney Hill

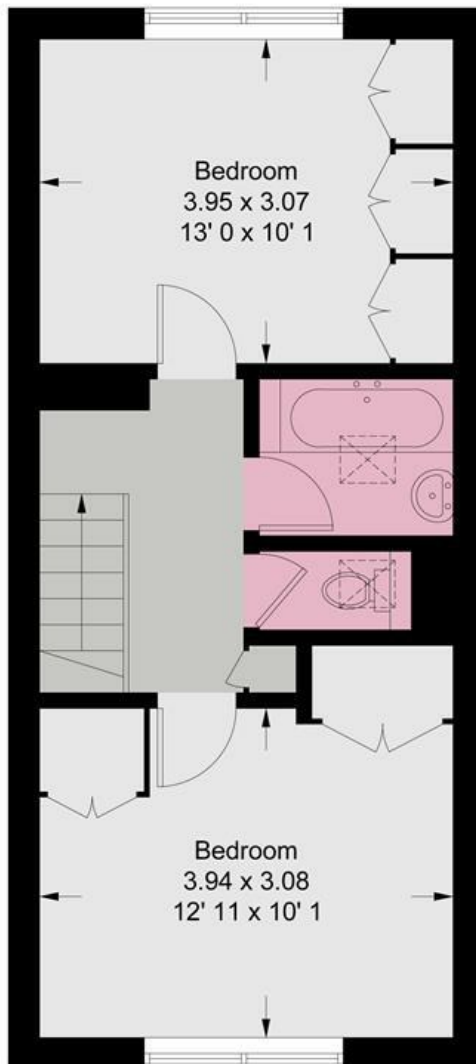
Approximate Gross Internal Area = 739 sq ft / 68.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 743 sq ft / 69 sq m



= Reduced headroom below 1.5m / 5'0"



**Third Floor**  
 337 sq ft / 31.3 sq m  
 (Including Reduced Headroom)



**Fourth Floor**  
 406 sq ft / 37.7 sq m

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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>76</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

