



**JAMES
ANDERSON**



FOR SALE

£450,000


Keswick Road, London, SW15

Measuring 594 Sq ft, a stunning first floor Edwardian conversion flat with a private balcony, long lease and no chain.

Located on Keswick Road just moments from East Putney Underground, this charming first floor flat would make an ideal first home or buy to let investment. It boasts superb proportions, tonnes of natural light and beautiful period features. The bedroom is a huge room with lots of storage, a large sash window and access to a private balcony overlooking the street. There is a good sized bathroom, a study and an open plan kitchen/living area with two large sash windows and stunning cornice detailing.

Outside is a private balcony, big enough to entertain with a pretty iron balustrade. There is also a large communal garden for residents.

A very short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, Richmond Park and Wimbledon Common, ideal for long walks, cycling and running.

-  One Large Bedroom
-  Modern Bathroom Suite
-  Open Plan Kitchen/Living Area
-  Modern Kitchen
-  EPC Rating E - Council Tax Band D - Leasehold 145 years remain
-  Superb Location, Moments from East Putney Underground
-  Excellent Local Schools and Universities
-  Private Balcony
-  Beautiful Period Features
-  Communal Garden

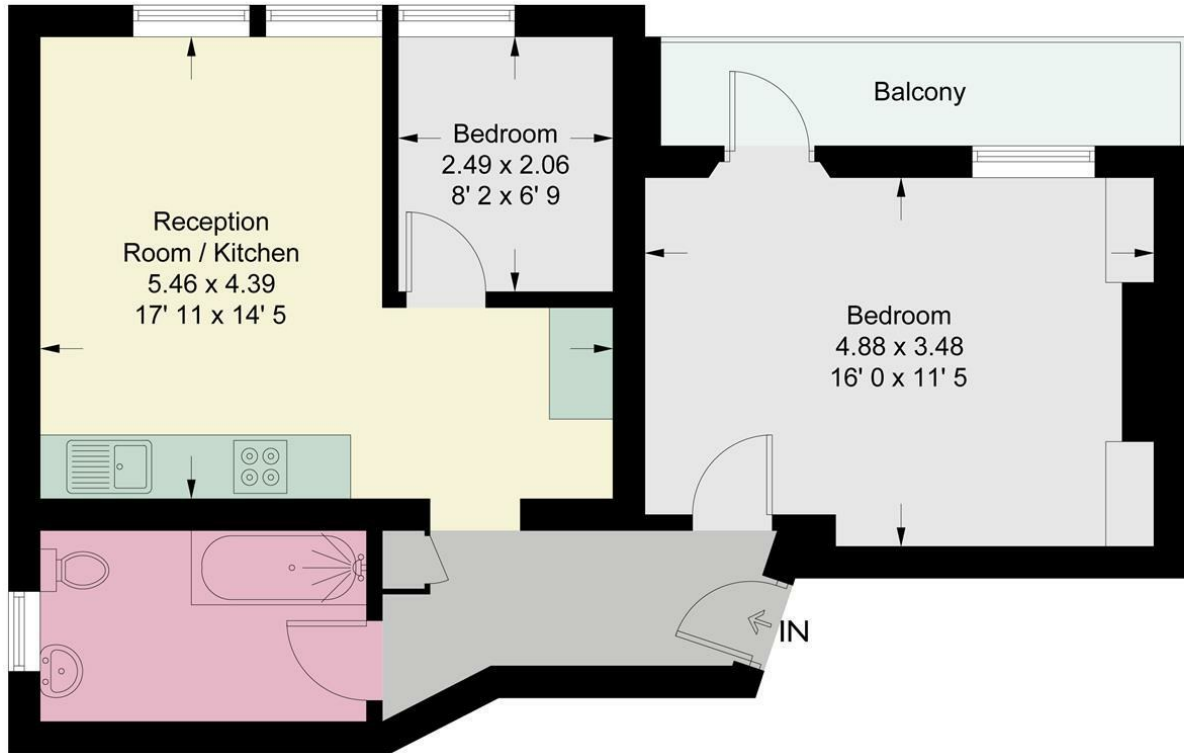


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Keswick Road

Approximate Gross Internal Area = 594 sq ft / 55.2 sq m



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			
		72	81
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			
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