



**JAMES
ANDERSON**



FOR SALE

£600,000

20, Putney Heath Lane, London, SW15

A very well presented, three double bedroom, split level flat over the ground and first floor in the desirable Heath Royal on Putney Heath Lane. The ground floor offers a private entrance, a very spacious reception room with a modern open plan kitchen and parquet floors. The bedrooms are a great size with ample fitted wardrobes and large UPVC windows that boast tonnes of natural light. There are lovely views over the communal gardens which are beautifully maintained. The property also benefits from its own garage and store. To be sold with a share of the freehold.

Located on a residential road within easy reach of both Putney and East Putney stations and the shops, restaurants and bars which make Putney such a popular location and close to the green spaces of Putney Heath.

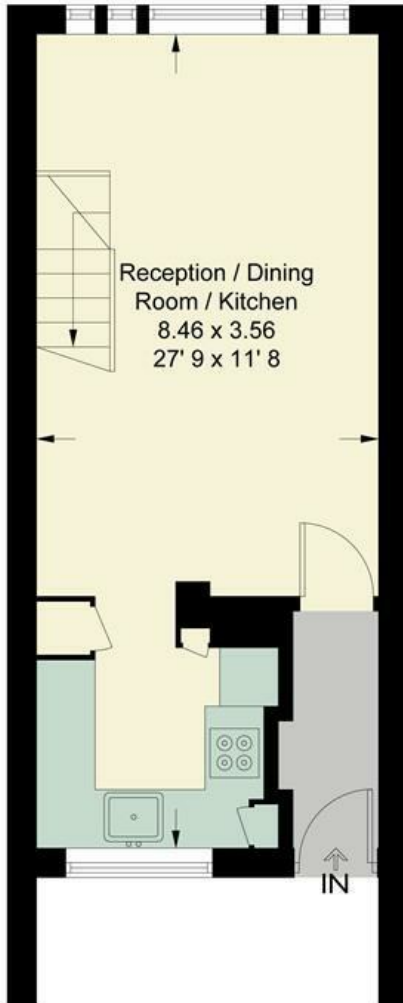
Service Charge £3000 PA
Buildings insurance £500 PA
Ground rent £0.00
Share of Freehold
Long Lease

-  Three bedrooms
-  One modern bathroom
-  Spacious living area, space to dine
-  Modern fitted kitchen
-  EPC rating C - council tax band D - share of freehold
-  Excellent transport links
-  Superb local schools
-  Garage and store
-  Private entrance
-  Beautifully maintained communal gardens

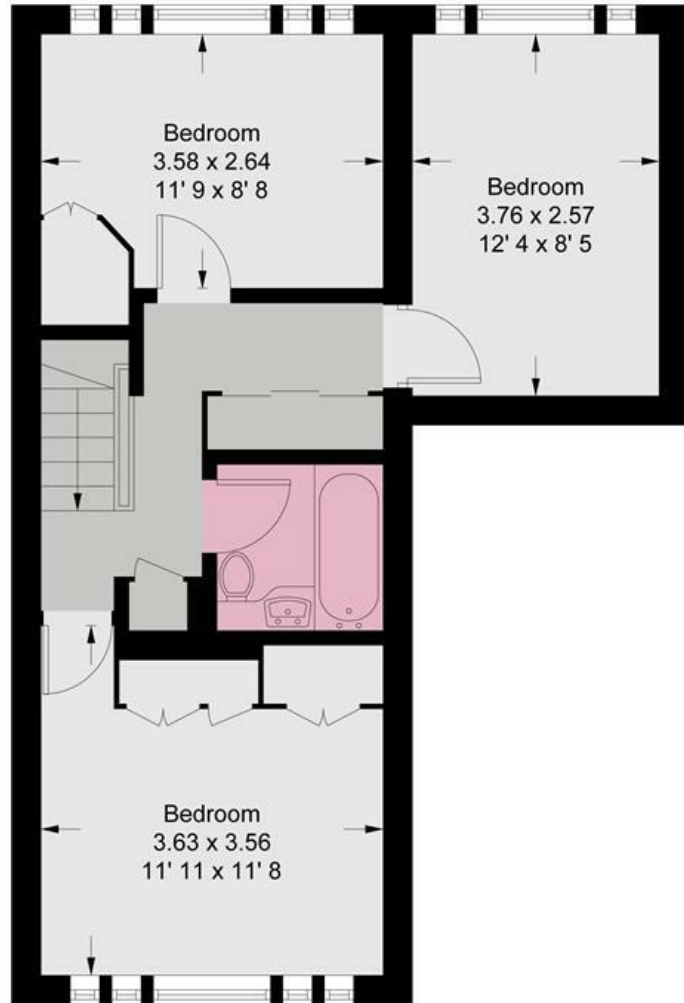


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Ground Floor
325 sq ft / 30.2 sq m



First Floor
490 sq ft / 45.5 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) 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	74	75

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			
England & Wales	EU Directive 2002/91/EC		

