



**JAMES
ANDERSON**



FOR SALE

£425,000

Whitnell Way, London, SW15

A lovely and light two bedroom third floor flat measuring 657 Sq ft with a private balcony ideally located close to Putney High Street.

The property is very well presented and offers great living space throughout. The master bedroom is well proportioned with a large window which over looks the communal garden. The second double bedroom offers fitted wardrobes and currently used as an office. The bathroom has been re-fitted, it has a shower over the bath and there is also a separate WC. The kitchen is in good condition with lots of storage and preparation space. The reception room is ideal for entertaining with space to dine and double doors which lead onto a south east facing balcony overlooking the communal garden area. The property also benefits from a recently extended lease and off street permit parking for residents.

Halford House, Chartfield Avenue is located off Putney Hill and provides easy access to Putney Mainline Station and East Putney Underground Station and is ideally placed for the amenities offered by Putney High Street.

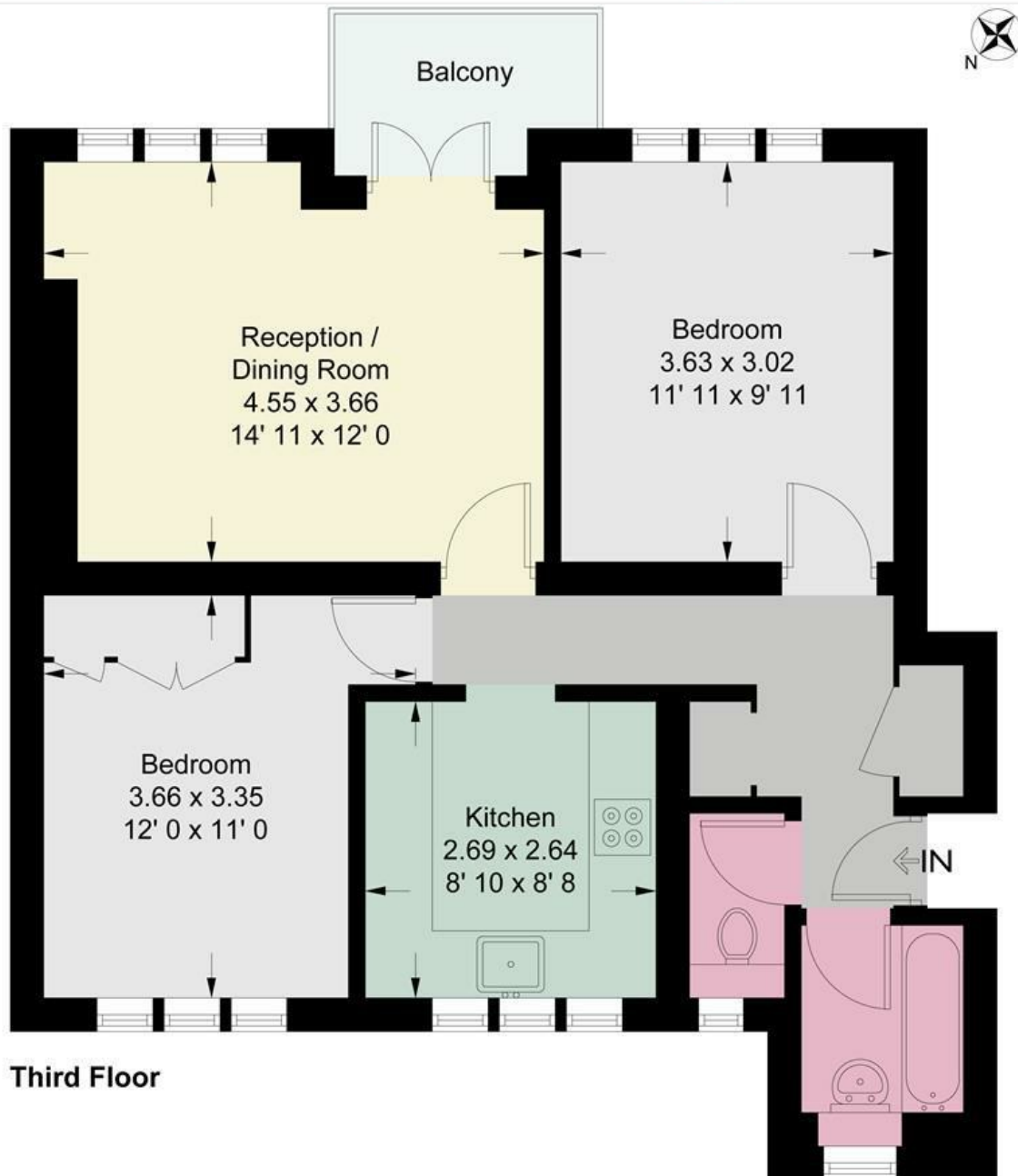
Leasehold, 174 years remain
Service charge PA £1850

-  Two Double Bedrooms
-  Excellent Transport Links
-  Modern Bathroom, Recently replaced
-  Outstanding Local Schools
-  Spacious living Room, Dining Space
-  Private Balcony
-  Modern Kitchen
-  Residents Off Street Parking
-  EPC Rating C - Council Tax Band C
-  Extended Lease



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

0208 785 4400



Third 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	72	73

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

