



**JAMES
ANDERSON**



FOR SALE

£600,000

Portsmouth Road, London, SW15

Welcome to this charming three-bedroom ground floor flat located on Portsmouth Road in the highly sought-after area of Putney Heath, London.

Situated on the ground floor of a prestigious 1930s development with stunning communal grounds surrounding the property provide a peaceful retreat from the hustle and bustle of city life, creating a serene environment for residents to enjoy.

The accommodation comprises a large reception room, spacious hallway, three excellent sized bedrooms and a modern bathroom suite.

The location of this property is truly exceptional, with Putney Heath offering a tranquil and picturesque setting while still being within easy reach of all the amenities and attractions that London has to offer. Whether you enjoy leisurely walks in the park or exploring the vibrant city life, this house provides the perfect balance of both worlds.

No chain



Three Bedrooms



One Bathroom, Jack and Jill En-Suite.



Large Reception Room, Stunning Bay Window



Modern Kitchen, Great Condition



EPC Rating D - Council Tax Band E - Leasehold 994 Years Remain



Great Bus Links into Putney, Wimbledon and A3 access



Outstanding Local Schools



Superb Facilities, On-Site Caretaker and Tennis Courts



Stunning Communal Grounds



No Chain 968 Sq Ft



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

0208 785 4400

Highlands Heath

Approximate Gross Internal Area = 968 sq ft / 89.9 sq m



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Ground 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

