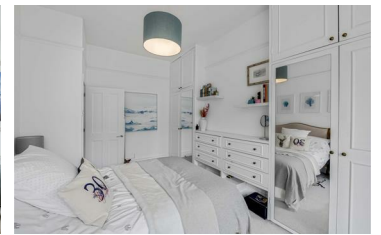




**JAMES  
ANDERSON**



# FOR SALE

**£565,000**

## Carmalt Gardens, London, SW15

A beautifully presented first floor Victorian conversion flat with a private balcony located on the highly desirable Carmalt Gardens, Putney. This charming property has an excellent layout and would make an ideal first time purchase.

The accommodation comprises a spacious living room with space to dine with built in storage. The living room also benefits from south facing views over the local Putney tennis club. Next to the living room is a modern kitchen which is very well equipped with modern units, quartz worktops and integrated appliances. Just off the hallway is a modern bathroom suite and two bedrooms, the second bedroom has a built in wardrobe, space for a desk, a double bed and private balcony overlooking the street. The main bedroom is an excellent size, it features two fitted wardrobes, and a pretty window seat within a large bay window.

Carmalt Gardens is an exclusive tree lined street conveniently located within walking distance of the High Street, where there are excellent local shops and Putney Station (mainline) is 0.4 miles away. East Putney underground station (District line) is a little further along the Upper Richmond Road and is 0.7 miles away. There are excellent schools, both state and private close by.

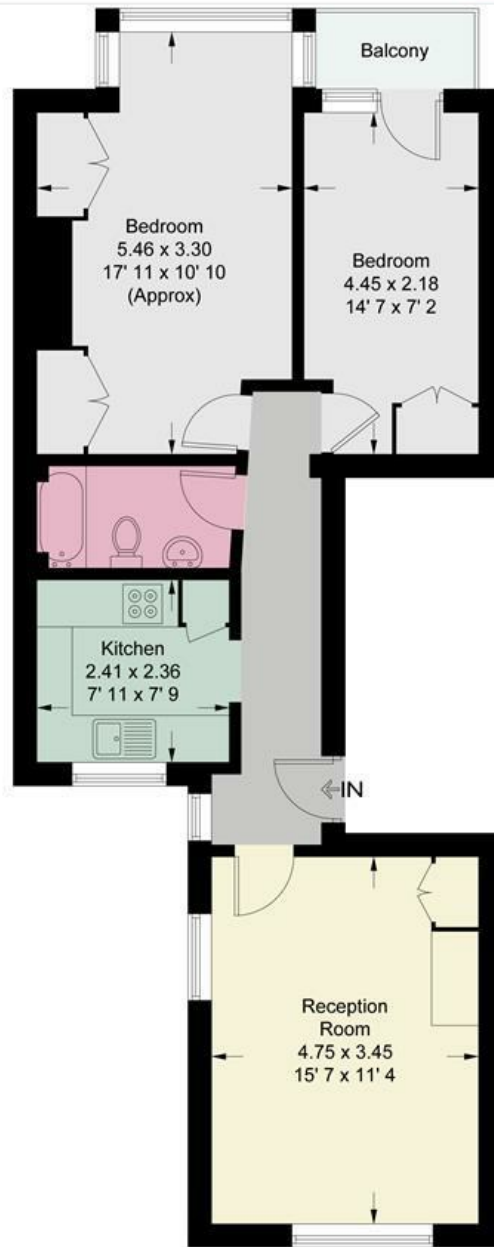
Share of freehold

-  Two Double Bedrooms
-  One Modern Bathroom
-  Spacious Living Room, Space to Dine
-  Recently Replaced Kitchen, Integrated Appliances
-  EPC Rating D - Council Tax Band - D - Share of Freehold
-  Superb Location, Excellent Transport Links
-  Outstanding Local Schools
-  Private Balcony
-  Share of Freehold
-  653 Sq Ft



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

**0208 785 4400**



**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) <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	

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	

