



**JAMES  
ANDERSON**



# FOR SALE

**£499,995**

## Archway Mews, London, SW15

An immaculate one bedroom penthouse apartment with stunning views located on Putney Bridge Road, just moments from the Underground and Mainline Station.

To be sold with a share of the freehold, this stunning property is located on the third floor, presented in immaculate condition throughout and measures 512 Sq Ft. It is flooded with tonnes of natural light and benefits from solid wood flooring throughout. The accommodation comprises an open plan living space with a beautiful modern kitchen with integrated appliances, space to dine and sliding double glazed doors onto a wrap around terrace.

The hallway is spacious with a separate W.C, ideal for guests. This is followed by the bedroom suite providing access to the terrace with air conditioning, a dressing area and a stylish en-suite bathroom. The dressing area is currently used as an office space by the current owner.

Outside, the terrace wraps around the entire property with stunning views of the London skyline. Within the mews behind the property is an allocated off-street parking space, a truly valuable asset to this property.

This appealing home is within a few minutes walk of East Putney Underground Station, Putney High Street and less than 10 minute walk of Putney Bridge Underground Station, plus numerous excellent bus services. It is



One Bedroom, air conditioning



Beautiful modern bathroom and additional W.C



Open plan living space



Fully equipped modern kitchen, integrated appliances



Allocated off-street parking



Wrap around terrace, stunning views



Study area, immaculate condition throughout



EPC rating C - council tax band D - share of freehold - 115 lease



Superb location, moments from Putney Underground and Overground

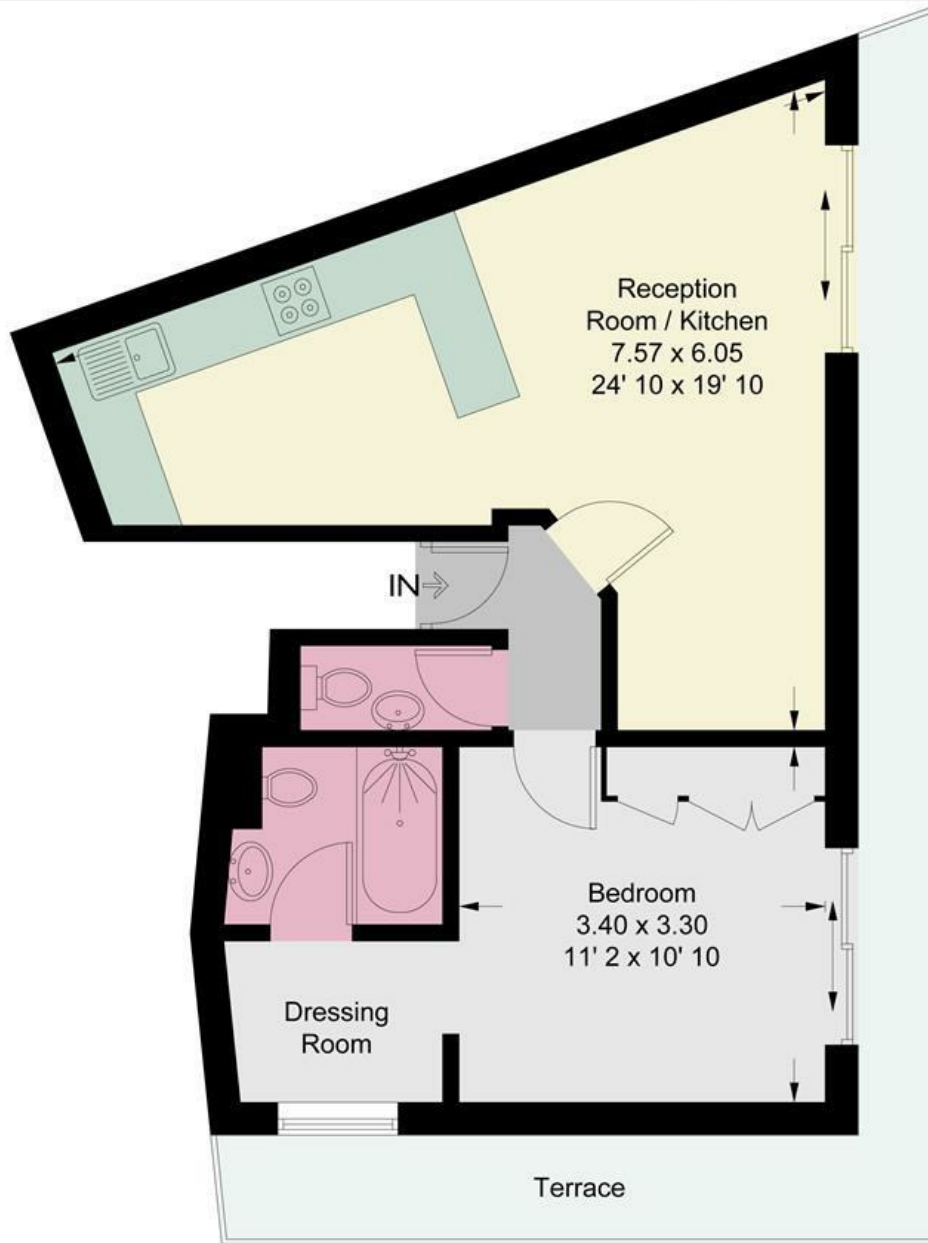


Excellent local schools



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>74</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		

