



**JAMES
ANDERSON**



FOR SALE

£675,000

Plaza Gardens, London, SW15

Asking Price

A 846 Sq ft three bedroom modern apartment located in Walpole Lodge, Plaza Gardens, Putney. This well presented property is located on the second floor and benefits from two bathrooms and a residents

The living space is great for entertaining with space to dine and a modern, fully equipped kitchen with integrated appliances. Residents of the development also benefit from a bike store and three communal roof terraces with views of the city skyline. To be sold with no onward chain.

7 Plaza Gardens is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. Opposite East Putney underground station (District Line) and Putney mainline station is only a short walk away, with direct access into Waterloo. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.

Leasehold, 116 years remain
EPC Rating B
Council Tax Band E
Service Charge PA £5208
Ground rent PA £250 PA, ground rent increases every 25 years

-  Three bedrooms
-  Two bathrooms, one en-suite
-  Open plan living
-  Modern kitchen, lots of preparation space and storage
-  EPC rating B - council tax band E - leasehold
-  Opposite East Putney Underground Station
-  Superb local schools close by
-  Residents roof terrace, views of the city
-  Superb buy to let or first time purchase
-  846 Sq Ft

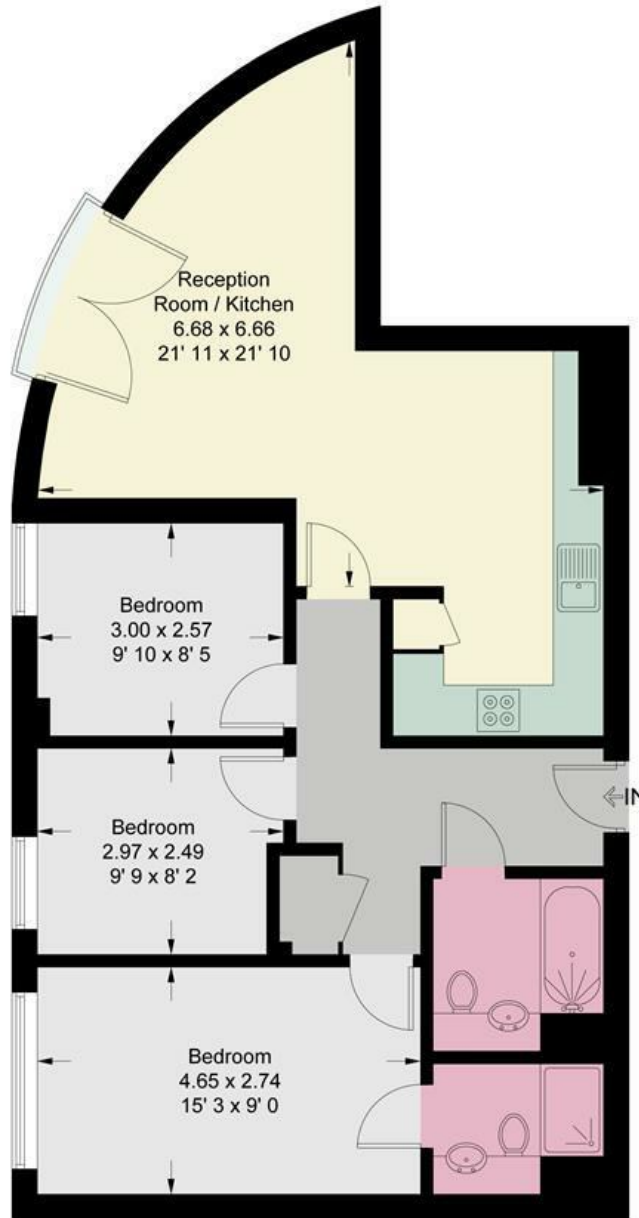


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Walpole Lodge

Approximate Gross Internal Area = 846 sq ft / 78.5 sq m



Second 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		83	83
(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		

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		

