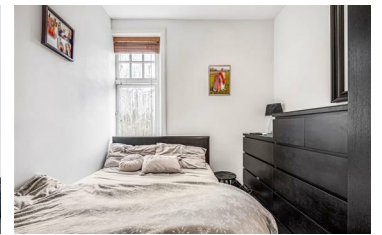




**JAMES
ANDERSON**



FOR SALE

£295,000

Gwendolen Avenue, London, SW15

Set in a fantastic location, this superb one bedroom first floor conversion will be sold with no onward chain and represents fantastic value. An ideal first time purchase or buy to let investment.

Forming part of a stunning detached period home, the property measures 334 Sq ft and comprises a generous reception room, fitted kitchen, double bedroom and bathroom. Gwendolen Avenue is a sought after area located close to a wide range of shops, bars and restaurants in Putney town centre. Transport links include Putney and East Putney stations.

Council tax band C
EPC rating D
Leasehold years remaining 999 years
Service charge £2734.44 PA
Ground rent £0.00

-  One Double Bedroom
-  Central Putney
-  One Bathroom
-  Superb Local Schools
-  Large Reception Room
-  Communal Garden
-  Modern Fitted Kitchen
-  No Onward Chain
-  EPC Rating D / Council Tax Band - C
-  Ideal buy to let, currently let for £1500 PCM.



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

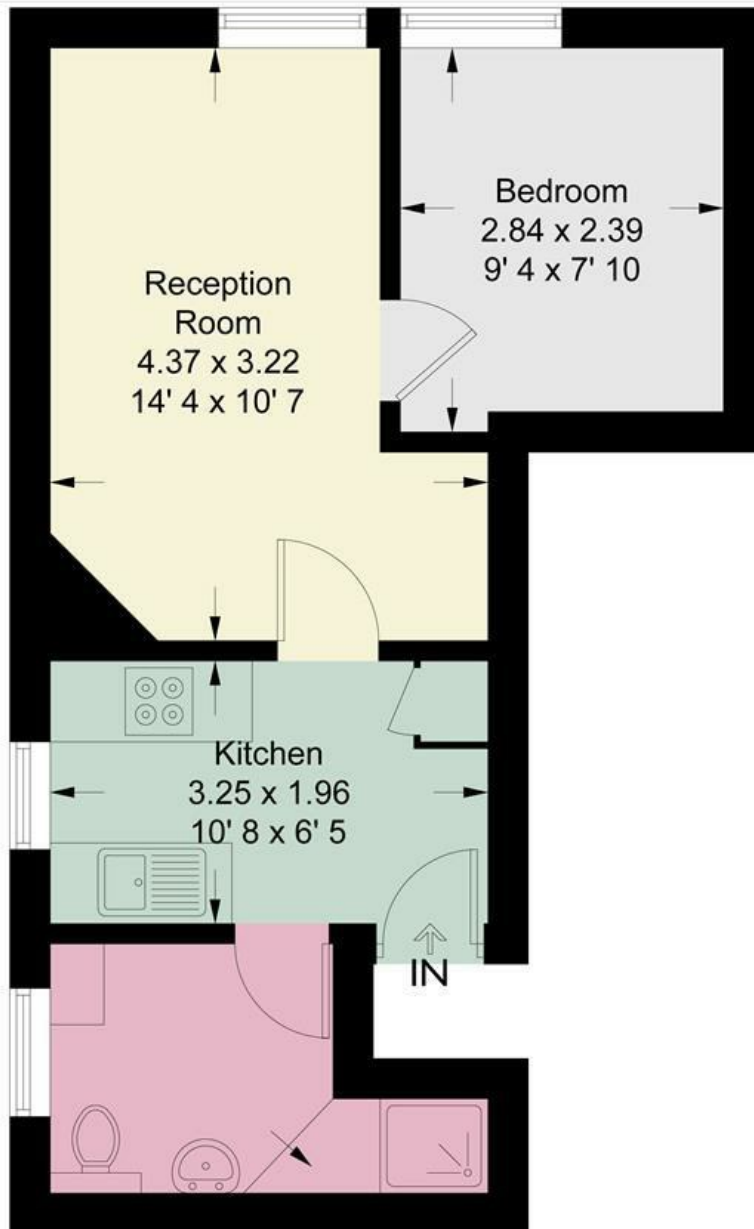
0208 785 4400

Gwendolen Avenue

Approximate Gross Internal Area = 334 sq ft / 31 sq m



**JAMES
ANDERSON**



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) 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	

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	

