



**JAMES  
ANDERSON**



# FOR SALE

**£685,000**






## Balmuir Gardens, Putney, SW15






A spacious and very well presented two bedroom, two bathroom third floor apartment with fantastic south facing views from a private balcony.

Measuring 1020 Sq ft and comprising a large reception room with a dual aspect, access onto a private south facing balcony with fantastic views across West Putney. There is a large principle bedroom with an en-suite shower room and built in wardrobes. A second double bedroom, family bathroom and a good size kitchen. The property further benefits from having a lift service and security entry phone.

Brittany House is located just off the Upper Richmond Road in the highly desirable Balmuir Gardens. It is a Art-Deco purpose built block which has great character. It is situated in the heart of Putney and is within a few minutes' walk of both Putney mainline and East Putney underground stations. Many shops and restaurants are found on the Putney High Street which is a stones throw away. Viewings are highly recommended.

EPC rating D  
Council tax band F  
Leasehold years remaining 90  
Service charge £2500 PA (approximately)  
Ground rent £300 PA

-  Two double bedrooms
-  Two bathrooms, one en-suite
-  Large dual aspect reception room
-  Modern kitchen, good storage
-  South facing balcony, lovely views

-  Third floor, views over the tennis courts
-  No chain, 1020 Sq ft
-  Central Putney
-  Council Tax Band F
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OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

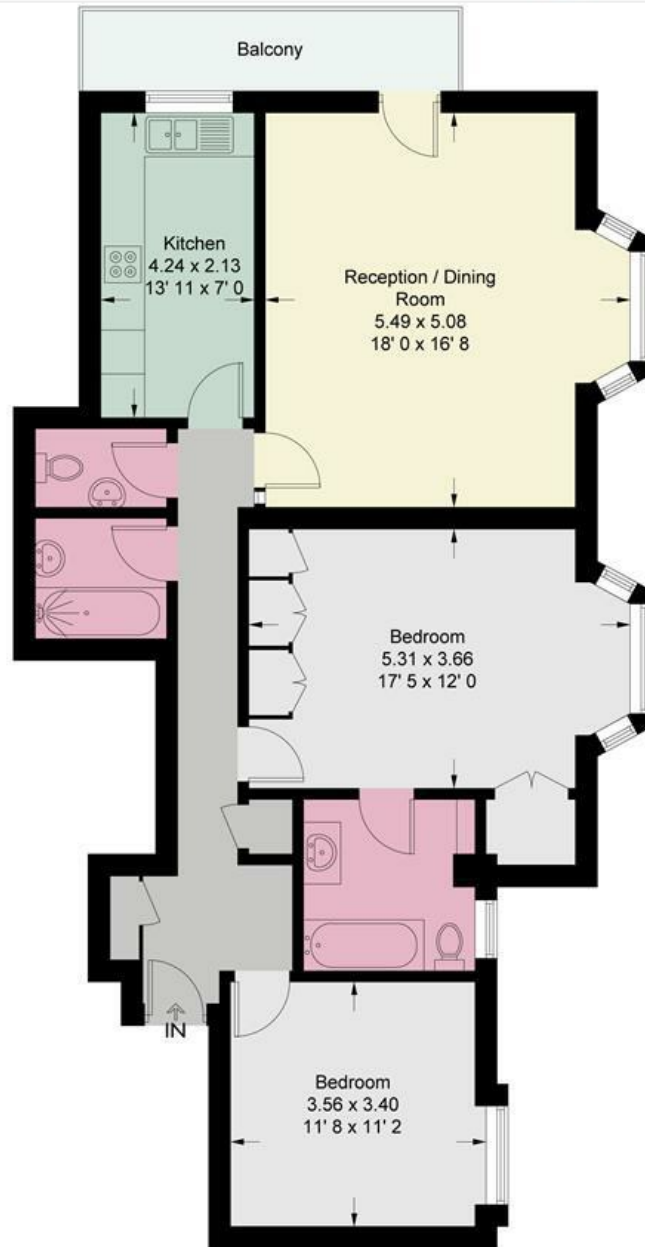
**0208 785 4400**

# Brittany House

Approximate Gross Internal Area = 1020 sq ft / 94.7 sq m



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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>			
(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>63</b>	<b>75</b>
<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			
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