



**JAMES  
ANDERSON**



# FOR SALE

**£815,000**

Sefton Street, London, SW15

Guide Price






A well presented sought after 2 bedroom modern mid-terrace villa enjoying a prime position in West Putney.

Internally the property comprises reception hall, living room with access to private enclosed landscaped rear garden, large separate dining sized kitchen, upstairs two double bedrooms with in-built wardrobes, bathroom and separate WC. There is bright neutral décor, double glazing, gas central heating and generous storage integrated throughout the property including separate garden storage room.

Located a short distance is a wide range of boutique shopping, cafes, restaurants and transport links available including Putney Bridge Tube and the River Bus all of which offer easy access into central London and beyond.

EPC Rating - C  
Council Tax Band - F  
Tenure - Freehold

-  Two Double Bedrooms
-  Bathroom Suite
-  Bright & Spacious Lounge
-  Fitted Kitchen
-  EPC Rating -

-  Moments From Transport Links
-  Within Catchment For Highly Regarded Schools
-  Prime West Putney Location Near River Thames
-  Chain Free With Excellent Extension Potential (STPP)
-  Walking Distance To Green Open Spaces

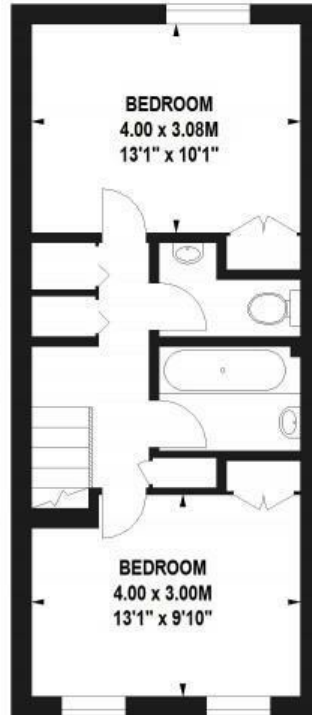
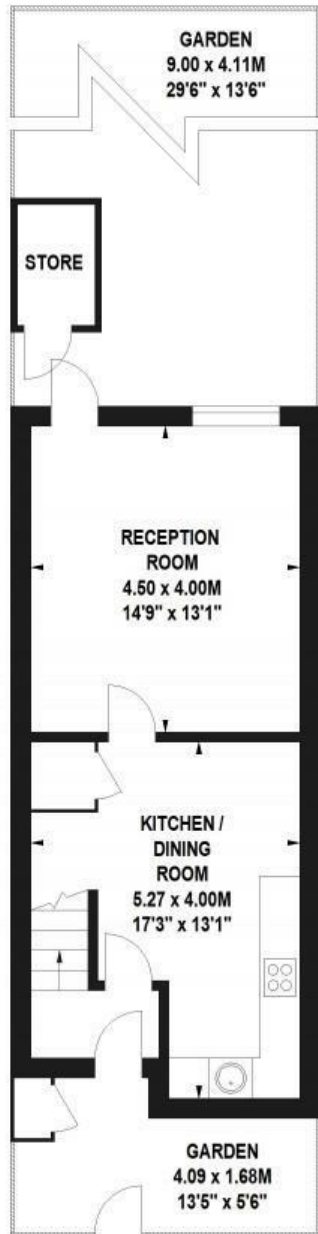


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Sefton Street, SW15

Approximate Gross Internal Area 79 sq.m / 850 sq.ft



**Ground Floor**

**First Floor**

Floor Plan produced for Arm Residential by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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>			
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