



JAMES
ANDERSON



FOR SALE

Quill Lane, Putney, SW15

This charming two bedroom split level conversion apartment offers a delightful blend of period character and modern convenience, ideally situated on a quiet and peaceful road in West Putney whilst being superbly located for Putney High Street. Having undergone a full refurbishment this home is a real show stopper and an incredibly rare find while offering spacious accommodation and outside space in abundance.

With high ceilings, period features and natural light streaming through, the apartment serves as a great space to relax or entertain in style. The first floor offers a spacious light filled reception room, newly fitted Howdens kitchen, double bedroom with en-suite shower room and direct access to a secluded balcony. The second floor provides an excellent sized bedroom with plenty of storage and three piece bathroom suite with access to the sunny roof terrace surrounded by trees and gardens, and offering the perfect setting to enjoy the

£750,000

Guide Price



Quill Lane

Approximate Gross Internal Area = 768 sq ft / 71.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 126 sq ft / 11.7 sq m
 Total = 894 sq ft / 83.1 sq m



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	76	76

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		

