JAMES ANDERSON

FOR SALE

£265,000

Toland Square, London, SW15

Guide Price

A spacious two double bedroom ground floor apartment with fantastic potential, located in the popular Pembroke House, Toland Square, Putney, SW15. Offering a well-balanced layout, a private balcony, and residents' permit parking, this property represents an excellent opportunity for buyers looking to modernise and add value.

Set within a well-maintained purpose-built block, this ground floor apartment features two generously sized double bedrooms, a separate fitted kitchen, a bright reception room with direct access to a private rear-facing balcony, a bathroom, and a separate WC. The property also benefits from ample built-in storage and a practical layout ideal for personalisation.

While the apartment would benefit from modernisation throughout, it presents a blank canvas for refurbishment perfect for first-time buyers, investors, or those looking to create a home tailored to their own style and needs.

Externally, the development offers well-kept communal grounds, and residents' permit parking is available. Being on the ground floor, the flat is easily accessible and particularly convenient for those seeking step-free access.

Toland Square is a peaceful residential enclave just off Roehampton Lane, ideally located for easy access to Putney & Barnes Rail Stations, and a wide range of local shops, cafes, and amenities. The open green spaces of Putney Heath and Richmond Park are also nearby, offering excellent outdoor leisure opportunities.

With scope to add real value through refurbishment, this is a rare chance to acquire a well-located property in a desirable part of South West London.

Leasehold - 83 Years Remain
Service Charge - £1438 P/A
Ground Rent - None Listed
EPC Rating - D
Council Tax Band - C

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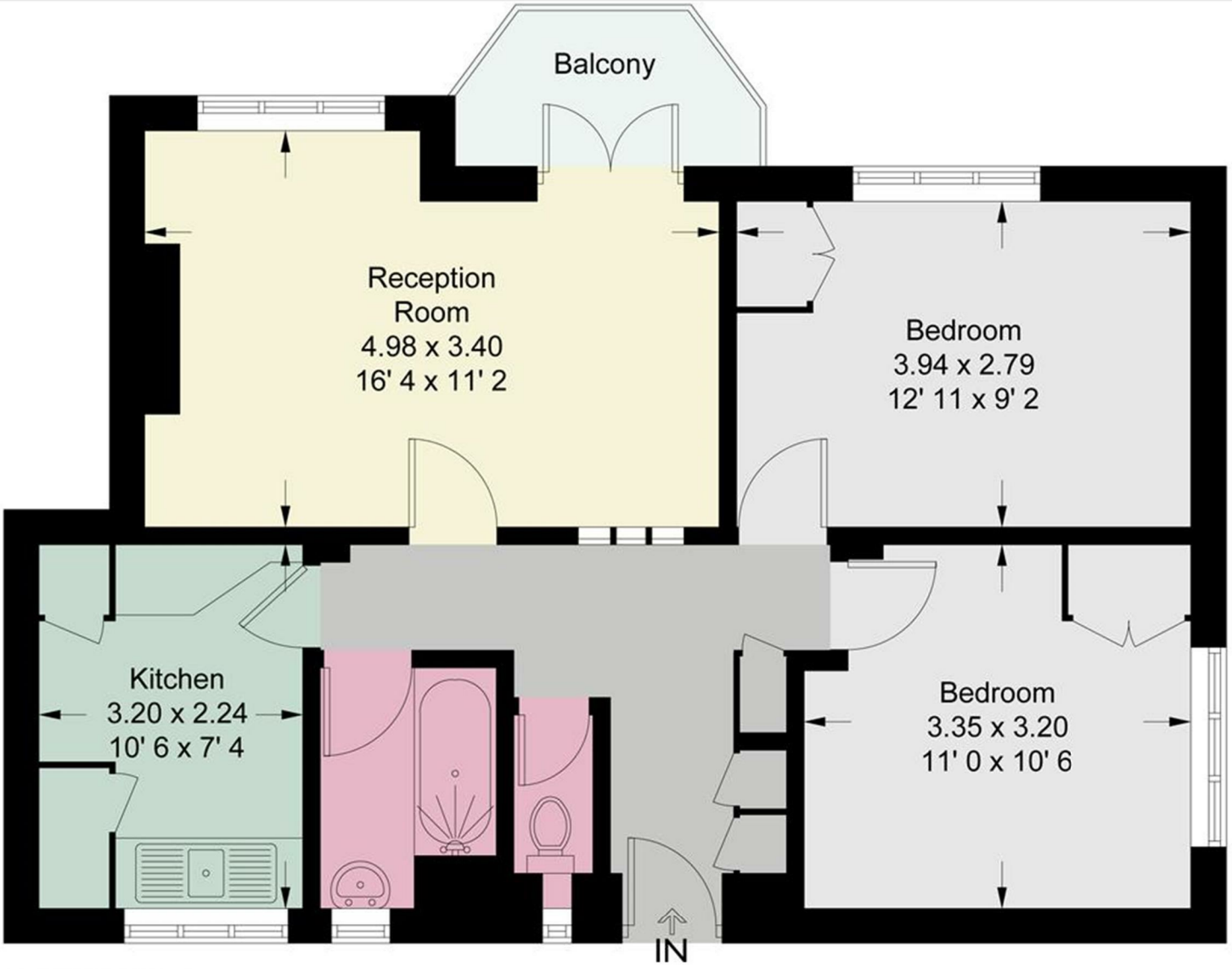
nternal Area = 648 sq ft / 60.2 sq m



Ground Floor

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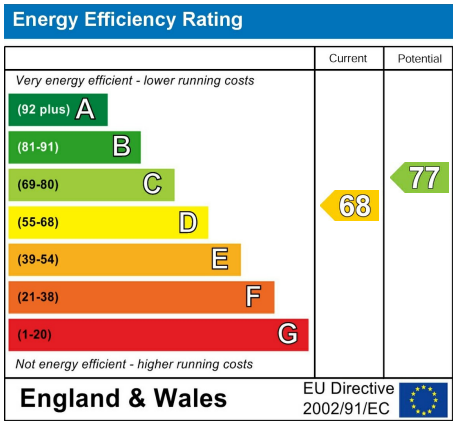

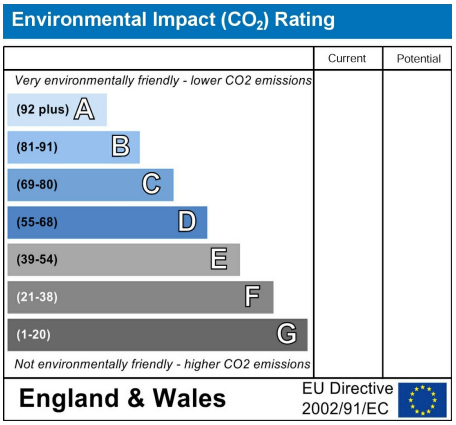

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