JAMES ANDERSON











FOR SALE

£470,000

The Platt, London, SW15

Guide Price

Chain Free - Set within the highly regarded Lockyer House in the heart of West Putney, this exceptional split-level apartment offers two double bedrooms, far-reaching views and generous living space arranged over two floors. Located just moments from the River Thames, the property combines stylish interiors with an enviable riverside lifestyle.

Upon entering the apartment you are immediately struck by the abundance of natural light that fills the space, creating a bright and welcoming atmosphere. The lower level features a well-appointed fitted kitchen complete with granite worktops, integrated appliances and the added comfort of underfloor heating. Practical features include a coat cupboard and useful understairs storage.

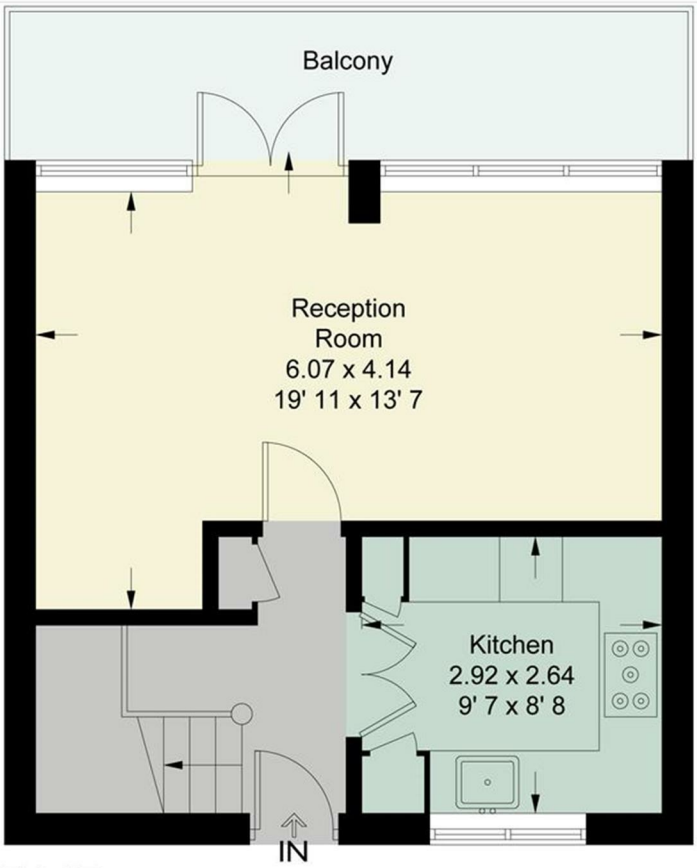
The highlight of the home is the impressive lounge and dining area, a spacious and versatile room perfectly suited to both relaxing and entertaining. A stylish feature bar provides a sociable focal point, ideal for hosting friends and family. Large doors open onto an extensive balcony with a seating area and Trex composite decking, creating an excellent outdoor extension of the living space. From here you can enjoy a peaceful outlook with

- Two Double Bedroom Apartment With Two Balconies
- Luxury 4 Piece Bathroom Suite
- Bright & Spacious Lounge Suited For Entertaining
- Fitted Kitchen With Integrated Appliances & Granite Worktops
- EPC Rating - C
- Easy Access To Transport / Off Road Carpark To Rear
- Catchment For Highly Regarded Schools
- Quiet & Peaceful Location Close To River Thames
- Council Tax Band - D / 90 Year Lease
- Annual Service Charge - £2181.69

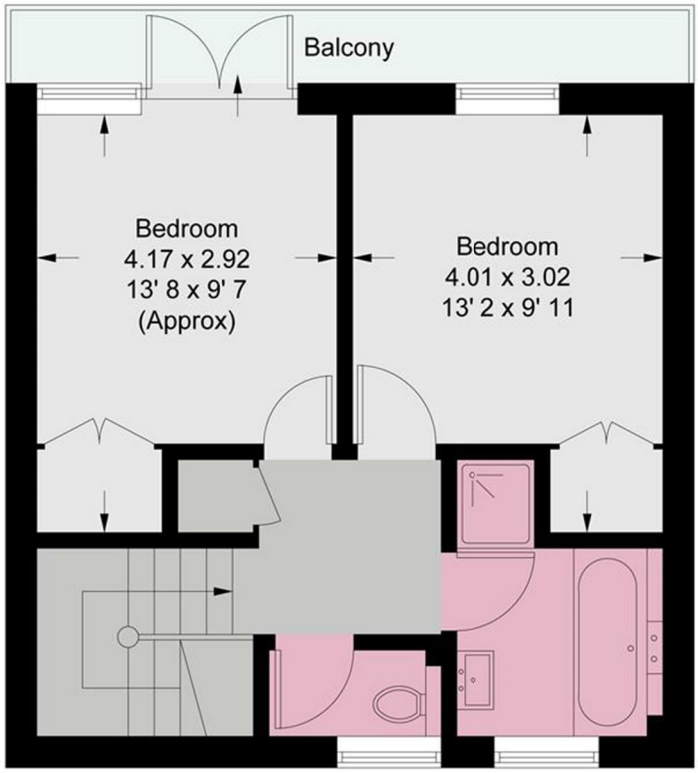
ckyer House

oximate Gross Internal Area = 800 sq ft / 74.4 sq m

JAMES ANDERSO



Third Floor
401 sq ft / 37.3 sq m



Fourth Floor
399 sq ft / 37.1 sq m

an 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 e accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant ons. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in ction with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

