

JAMES ANDERSON

Felsham Road
Putney SW15
Guide Price £465,000



# Felsham Road
# Putney SW15

Set on the sought after Felsham Road in the heart of West Putney, this well presented two double bedroom apartment offers a superb balance of space, light and functionality, measuring just under 600 sqft. Thoughtfully arranged, the property benefits from a natural flow between rooms, creating a comfortable and practical living environment suited to both owner-occupiers and investors alike.

The bright reception room provides an inviting space for relaxing and entertaining, enhanced by generous proportions and an abundance of natural light. The separate fitted kitchen is well laid out, offering ample storage and worktop space, making it ideal for everyday use.

Both bedrooms are genuine doubles, each offering comfortable accommodation with space for wardrobes and additional furnishings. The bathroom suite is neatly presented and conveniently positioned, while further practicality is provided by useful hallway storage.

The apartment's layout has been carefully considered to maximise space and usability, giving it a well balanced feel throughout. Its size and proportions make it particularly appealing for those seeking a property that is easy to maintain without compromising on comfort.

Felsham Road is ideally located for the amenities of West Putney, with a wide selection of shops, cafés and restaurants nearby. Excellent transport links are within easy reach, including Putney mainline station and East Putney Underground station, providing convenient access into Central London.

This is a fantastic opportunity to acquire a bright and well-proportioned home in a highly desirable residential area, offering both lifestyle appeal and long term value while being offered to the market chain free!

Council Tax Band - C
Lease - 182 Years Remain
Ground Rent - £912 P.A
Service Charge - £1630 P.A
EPC Rating - Awaited

















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Approximate Gross Internal Area = 594 sq ft / 55.2 sq m

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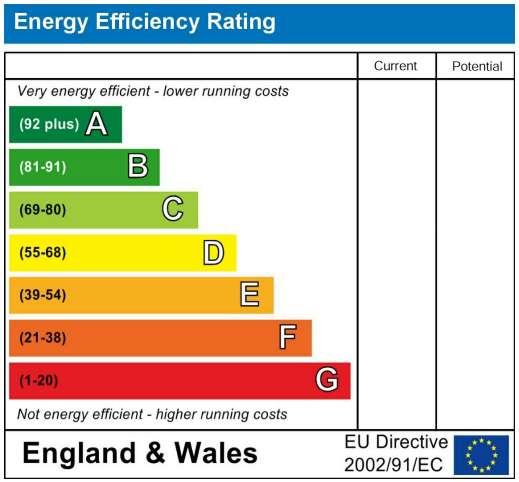
## Second Floor

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.

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