



JAMES  
ANDERSON



## FOR SALE

**£525,000**

### 43 Putney Hill, Putney, SW15

A very well presented 936 Sq ft, two double bedroom, top floor level flat located in the desirable Fairheath on Putney Hill.

This property provides outstanding accommodation, all of the rooms are light and very spacious with ample storage throughout. The sitting room has outstanding views of Manor Fields with plenty of space to dine. Both bedrooms are large doubles with built in wardrobes. A large hallway and modern bathroom with a separate W.C complete the accommodation. The property also benefits from residents parking, bike store, communal gardens and to be sold with a share of the freehold including a long lease.

Within easy reach of both Putney and East Putney stations and the shops, restaurants and bars which make Putney such a popular location and close to the green spaces of Putney Heath. No onward chain - an early viewing is highly advised. Perfect for first time buyers.



Two Large Double Bedrooms



Modern Shower Room



Big Reception Room



Modern Kitchen/Diner



EPC Rating - C



Excellent Transport Links



Outstanding Local Schools



Great Location, Residents Parking Available



No Onward Chain

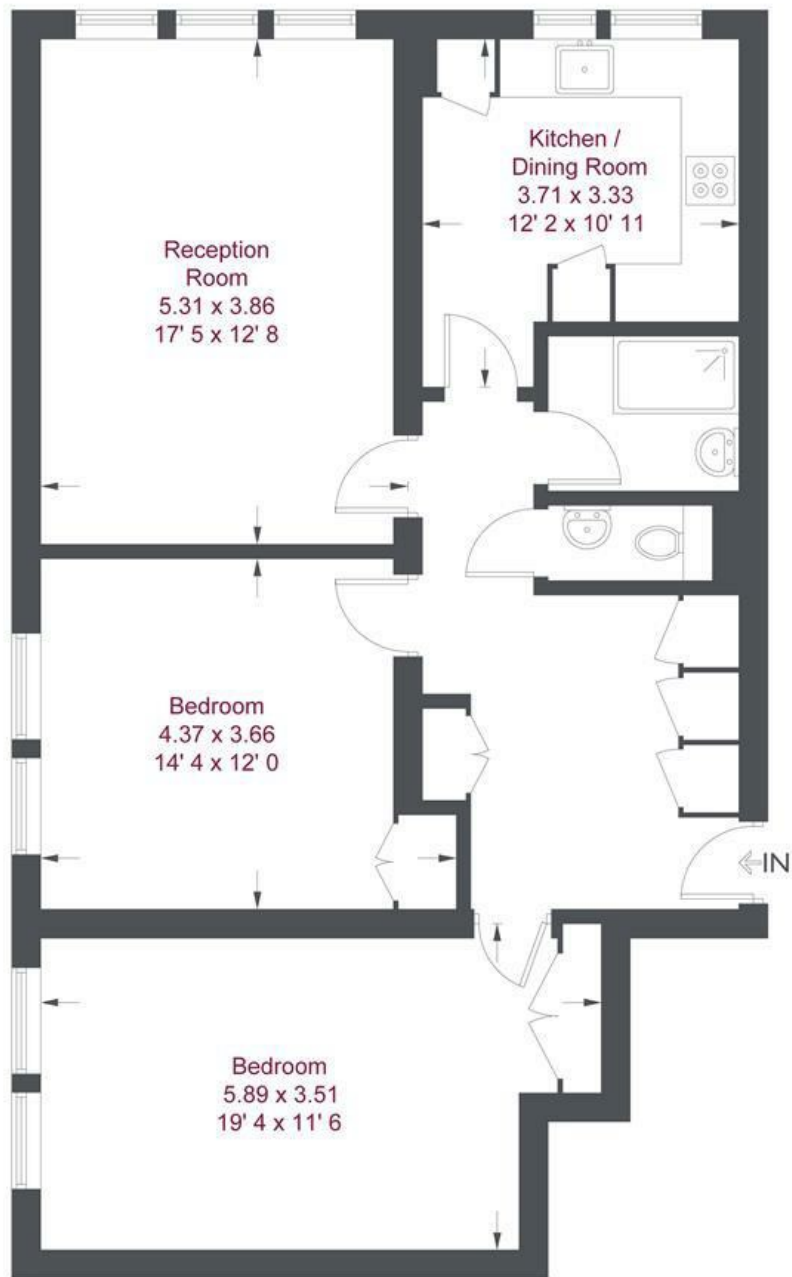


Share of Freehold, Long Leasehold.



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

020 8788 6611



Second Floor

## Fairheath

Approximate Gross Internal Area = 936 sq ft / 87 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		
	73	79
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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