



**JAMES
ANDERSON**

Daylesford Avenue
London SW15
Guide Price £450,000



Daylesford Avenue London SW15

Nestled on the ever popular Daylesford Avenue in Putney, this chain free, top floor, two double bedroom apartment offers an exceptional opportunity for those seeking generous space, natural light and an enviable location. Extending to over 850 sqft, the property benefits from a well planned layout and a bright, airy feel throughout. While the apartment does require some cosmetic upgrades, it presents an exciting chance for buyers to modernise and personalise to their own taste, adding further value.

The accommodation is superbly balanced, beginning with a welcoming entrance hallway that provides excellent built in storage, ensuring the home remains effortlessly organised. To the front sits a large, bright lounge enjoying a beautiful outlook across the surrounding greenery, creating a peaceful backdrop for both everyday living and entertaining. The separate kitchen/breakfast room is notably spacious, offering ample worktops, good cupboard provision and room for dining perfect for those who enjoy cooking or hosting.

Both bedrooms are generous double rooms while a three piece bathroom completes the internal layout. The feeling of space throughout the property is further complemented by plentiful windows that introduce abundant natural light.

Located only moments from expansive green open spaces, close to a selection of highly regarded local schools, and within a few minutes walk of Barnes Station, providing swift links into London. This prized position blends suburban tranquillity with superb convenience.

Further enhancing its appeal, the sale includes a private garage, offering valuable additional storage or secure parking with additional first come first serve parking to the rear.

Chain free and ready to view, this impressive top floor apartment provides a rare chance to acquire a sizeable home in a sought-after Putney location, with ample scope to refresh and improve.

Tenure - Leasehold - circa 950 years
SC & GR - £2500 PA
Council Tax - D
EPC Rating - D

















Cornerways

Approximate Gross Internal Area = 863 sq ft / 80.2 sq m



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Third Floor



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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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