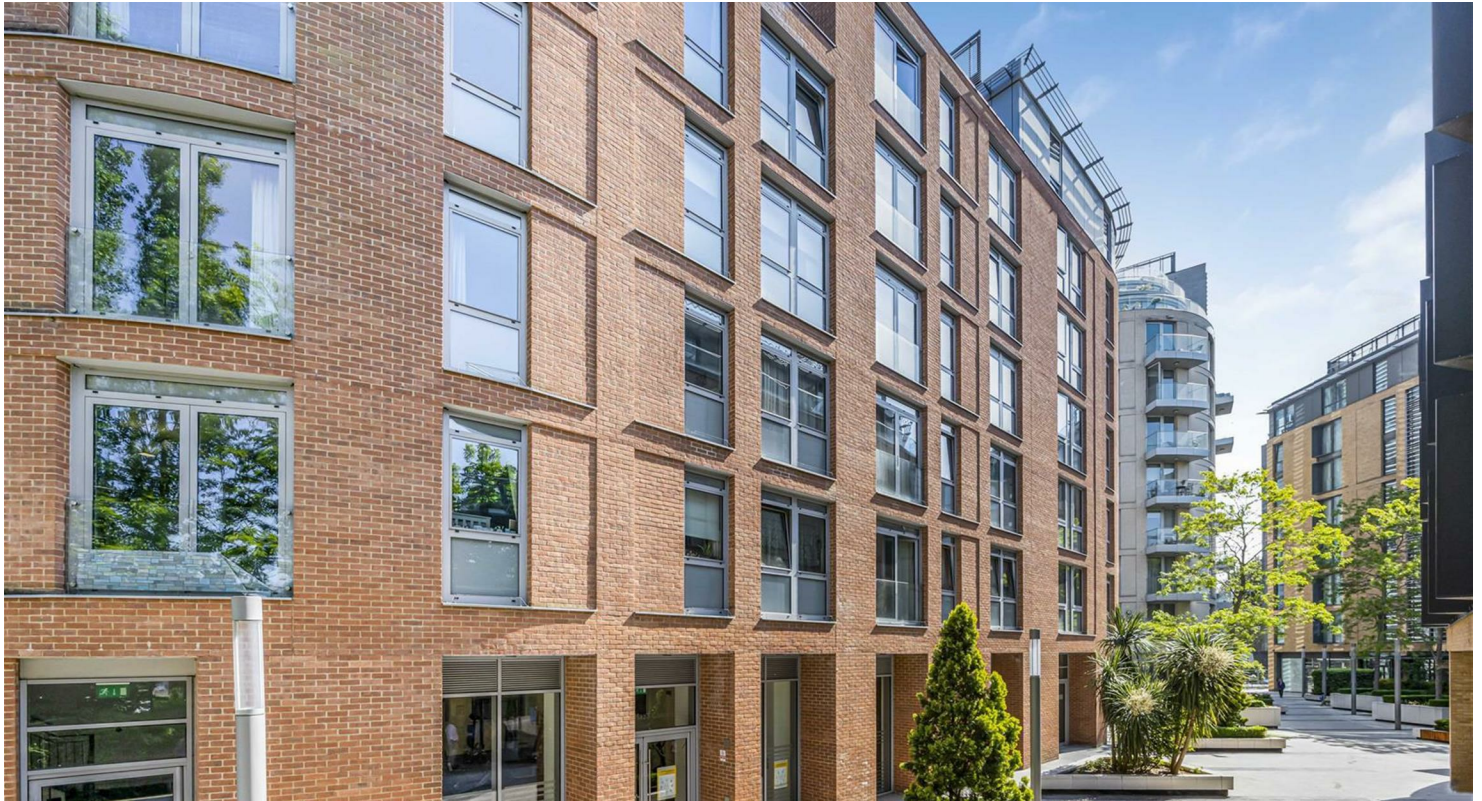




**JAMES
ANDERSON**



FOR SALE

£475,000











Plaza Gardens, London, SW15

Located in the well-regarded Walpole Lodge within Plaza Gardens, this modern one-bedroom apartment offers bright and well-proportioned living space in the heart of Putney.

The heart of the home is a spacious, south-facing open-plan kitchen and reception room, which is flooded with natural light and features integrated appliances. The property further comprises a generous double bedroom and a modern, well-appointed bathroom.

Residents benefit from lift access, a secure underground parking space, and a communal roof terrace offering panoramic views across the city.

The location is ideal for commuters, situated directly opposite East Putney station (District Line) and just an 8-minute walk from Putney mainline station, which provides direct services to London Waterloo. Putney Bridge station and the riverside are also within an 18-minute walk. Offered with no onward chain, this apartment represents an excellent opportunity for first-time buyers or investors seeking a turnkey property in a prime SW15 location.

-  One Double Bedroom
-  One Modern Bathroom
-  Large Open Plan Kitchen/Reception Room
-  Underground, Allocated Parking Space
-  Leasehold - Council Tax Band D - EPC Rating C
-  Beautifully Presented Throughout
-  555 sq ft / 51.6 sq m
-  Lift Access
-  Residents Roof Terrace with Views Over the City
-  No Onward Chain



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

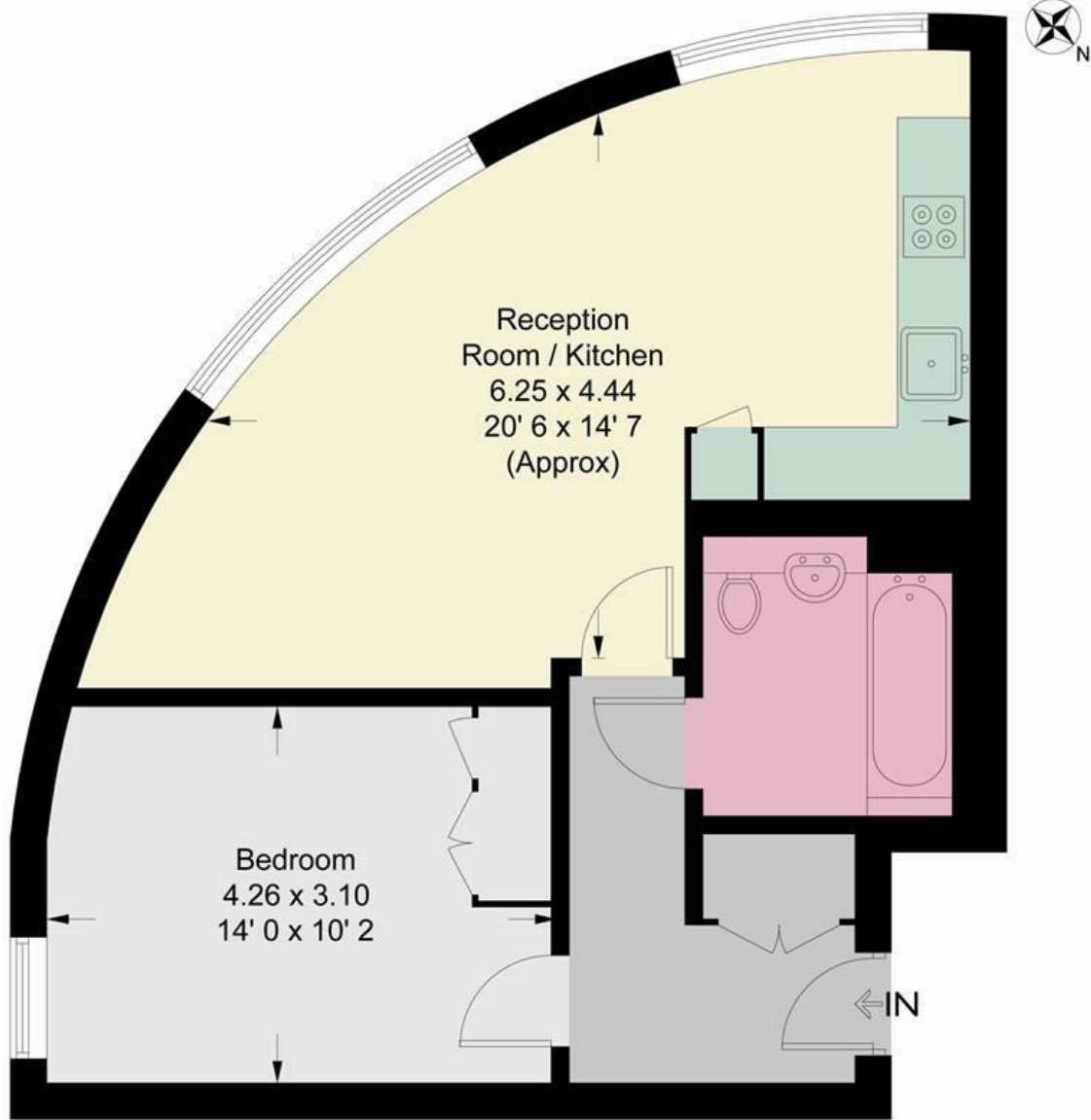
0208 785 4400

Walpole Lodge

Approximate Gross Internal Area = 555 sq ft / 51.6 sq m



JAMES ANDERSON



Third 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

