



JAMES
ANDERSON



FOR SALE

£750,000

Disraeli Gardens, London, SW15

Nestled in the prestigious Disraeli Gardens, this exquisite ground floor is a rare find and offers a perfect blend of comfort and elegance. Spanning an impressive 948 square feet, the property features two spacious bedrooms and a well-appointed bathroom, a stunning living room and large kitchen diner.

The flat is situated within a stunning mansion block, renowned for its sought-after location and beautiful communal grounds, which include a tennis court for residents to enjoy. The high ceilings and large sash windows create a bright and airy atmosphere, allowing natural light to flood the living spaces. The generous kitchen diner is perfect for entertaining guests and benefits from views of the communal grounds.

Conveniently located just five minutes from Putney Underground station, this property offers excellent transport links to central London. Additionally, Brandlehow School and the picturesque Wandsworth Park are within easy reach, making it an ideal choice for families with children.

Two Bedrooms

One Bathroom

Beautiful Reception Room

Large Kitchen Diner

EPC Rating D - Council Tax Band E - Share of Freehold

5 Minutes from East Putney Underground

Brandlehow Primary School Catchment

Stunning Communal Grounds, Tennis Court

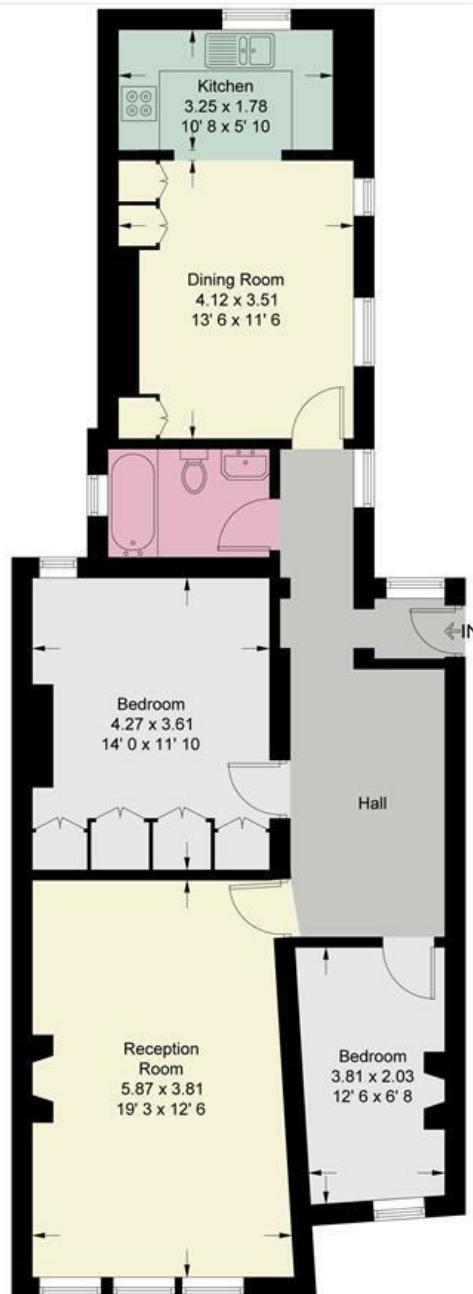
High Ceilings Throughout, 948 Sq Ft

Large Hallway, Study Area



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0208 785 4400



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		
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	

