



**JAMES  
ANDERSON**



# FOR SALE

**£590,000**

Putney Bridge Road, Putney, SW18

Guide Price

This beautifully presented two-bedroom, two-bathroom garden flat offers a perfect blend of modern living and convenience. Spanning an impressive 829 square feet, this purpose-built flat, constructed in 2005, is ideal for those seeking a comfortable and stylish home.

Upon entering, you will be greeted by a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The two double bedrooms are generously sized, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. The second bathroom is equally well-appointed, catering to the needs of family and guests alike.

One of the standout features of this property is the private south-facing garden, which invites an abundance of natural light and offers a tranquil outdoor space for gardening, al fresco dining, or simply unwinding after a long day. Additionally, the flat comes with a secure underground parking space, providing peace of mind and convenience in this bustling area.

As a share of freehold property, this flat presents an excellent opportunity for those looking to invest in a home with long-term value. With no onward chain, you can move in without delay and start enjoying all that this vibrant neighbourhood has to offer.

-  Two Double Bedrooms
-  Two Bathrooms
-  Large Open Plan Reception
-  Modern Kitchen
-  EPC Rating B / Council Tax Band F / Share of Freehold
-  Excellent Transport Links
-  Beautifully Presented Throughout
-  Secure Underground Parking Space
-  Opposite Wandsworth Park
-  No Onward Chain



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

**0208 785 4400**

# Putney Bridge Road

Approximate Gross Internal Area = 843 sq ft / 78.3 sq m



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Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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