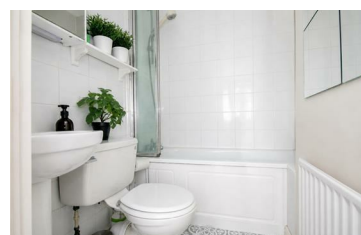
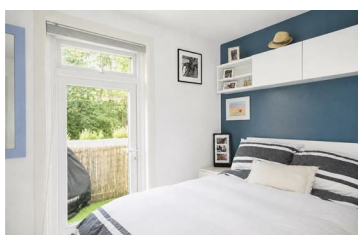




JAMES
ANDERSON



FOR SALE

Norroy Road, London, SW15

£395,000

Offers In Excess Of

Set on the first floor, this one-bedroom apartment presents an exceptional opportunity for London commuters and buyers looking to create their ideal home. The flat boasts fantastic internal proportions, excellent natural light and immense potential to add real value.

The spacious reception room offers a bright, versatile layout for relaxing and dining, while the kitchen and bathroom provide a blank canvas ready for a contemporary refresh. A standout feature of the property is the generous bedroom, which opens directly onto a private, south-facing balcony, a sunny retreat bathed in natural light throughout the day.

The property also offers excellent transport links for commuters, with Putney Mainline Station just a 2-minute walk (direct, fast services to London Waterloo) and East Putney Underground Station a simple 10-minute walk (District Line). Situated close to Putney High Street, this property offers immediate access to the Exchange Shopping Centre, Waitrose, Sainsbury's, and a wide choice of cafes, pubs, and restaurants. For recreation, residents are within walking distance of Wandsworth Park, Putney Common, and the River Thames rowing clubs, while local medical practices and highly regarded schools are also close by.

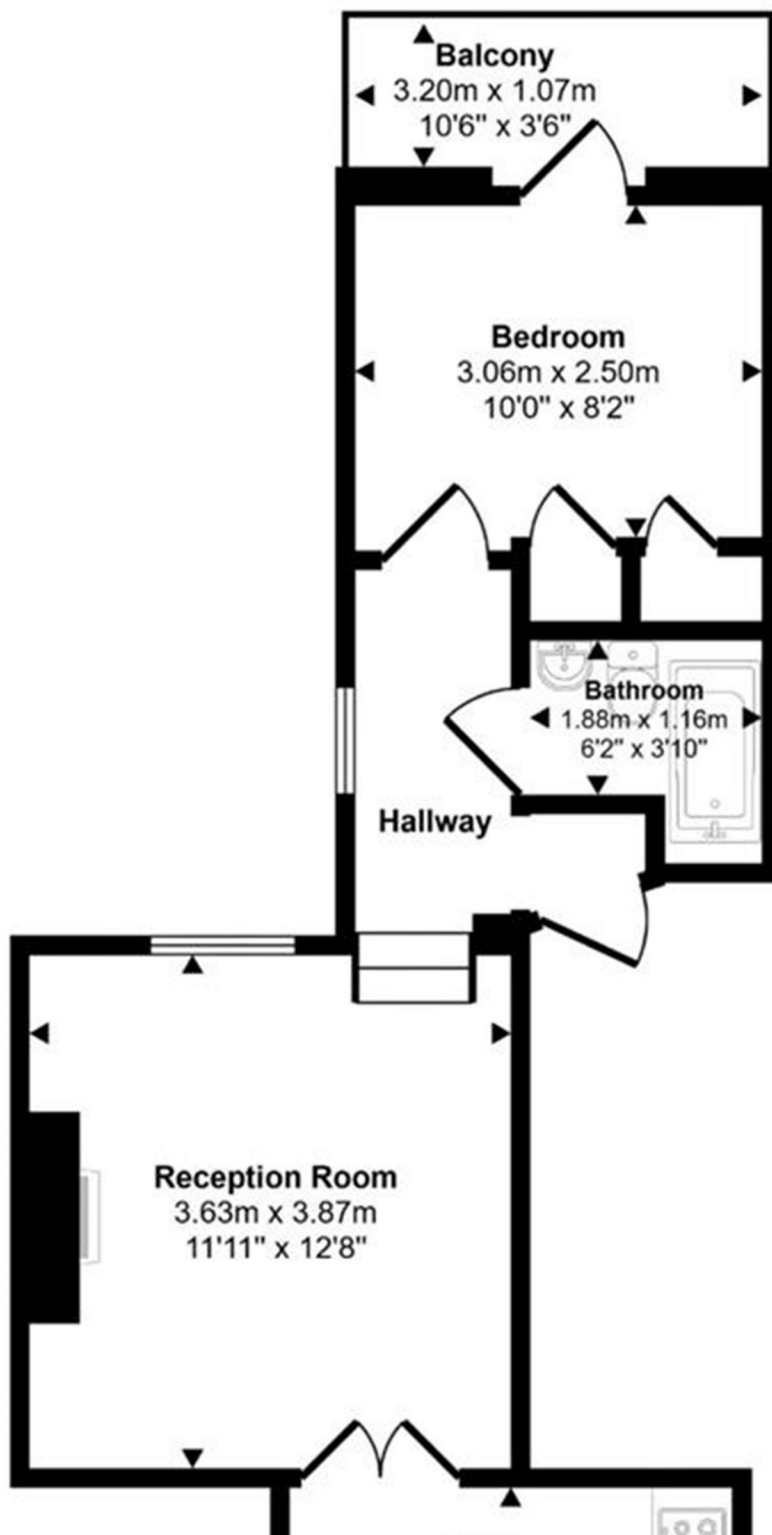
Whether you're a first-time buyer or an investor seeking a prime piece of London real estate, this flat offers unbeatable location and limitless potential.

Leasehold
150 Years Remaining



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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	78
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 	

