



**JAMES  
ANDERSON**



## FOR SALE











**£375,000**

The Platt, Putney, SW15

A beautifully presented one bedroom apartment, positioned in a highly sought after location just moments from the River and High Street.

This stunning home offers a bright and spacious separate kitchen, living room with dining space which creates an ideal entertaining environment, generous double bedroom with spacious walk-in wardrobe, high specification fully equipped bathroom and the use of a private patio area for alfresco dining and separate communal gardens.

The location couldn't be better, providing the perfect spot overlooking the river, between Putney High Street and the boutiques and cafes of Lower Richmond Road, with Putney rail station and Putney Bridge tube station close by.

-  One Double Bedroom
-  High Specification Bathroom
-  Separate Reception Room
-  Spacious Kitchen
-  Purpose Built Apartment
-  Prime Location, Amazing Transport Links
-  Outstanding Schools Close By
-  Private Courtyard and Communal Gardens
-  106 Years Leasehold, Low Service Charges
-  No Chain

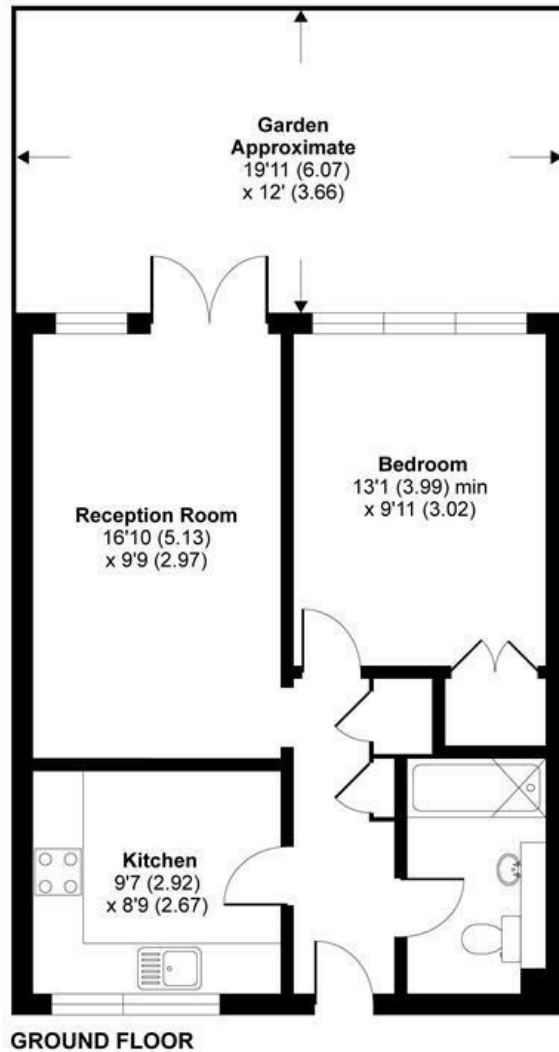


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Lockyer House, The Platt, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT 49.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

