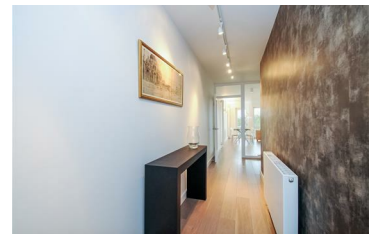




**JAMES
ANDERSON**



FOR SALE











£550,000

Putney Hill, Putney, SW15

****Vacant Possession**** luxury two double bedroom flat offering over 900 sq ft of living space and exceptional standard of finish recently refurbished throughout. The entrance hall leads to a spacious 400 sq ft main living / dining and kitchen room with centre island. The room is bathed in light through the large windows, leading onto a full width balcony from which you enjoy panoramic views of the treetops on Putney Heath and the broader London horizon.

The kitchen is custom designed with solid worktops and Bosch appliances, induction hob and angled cooker hood. There are two generously sized double bedrooms with built in wardrobes. The bathroom is sleek and modern with Italian tiles, stone counter, a 1.6m x 0.8m shower enclosure. Sanitary ware is Duravit and Hans Grohe. Within the hall cupboards space and plumbing for a washing machine is provided. The flat has been exquisitely re-modeled by the current Architect owner to offer a truly special property.

Lavington Court is a well kept development of flats situated on Putney Hill with beautiful communal gardens. The flat comes with double garage, additional lock up storage and some residents parking. Situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wimbledon Common and Wimbledon village are not far away.

-  Luxury two bedroom flat
-  Seventh floor with balcony
-  Spacious open plan living
-  High standard of finish throughout
-  Custom designed kitchen
-  Bathroom with Italian tiles
-  Farrow and Ball paint
-  Lovely views
-  Double garage
-  Putney Hill location

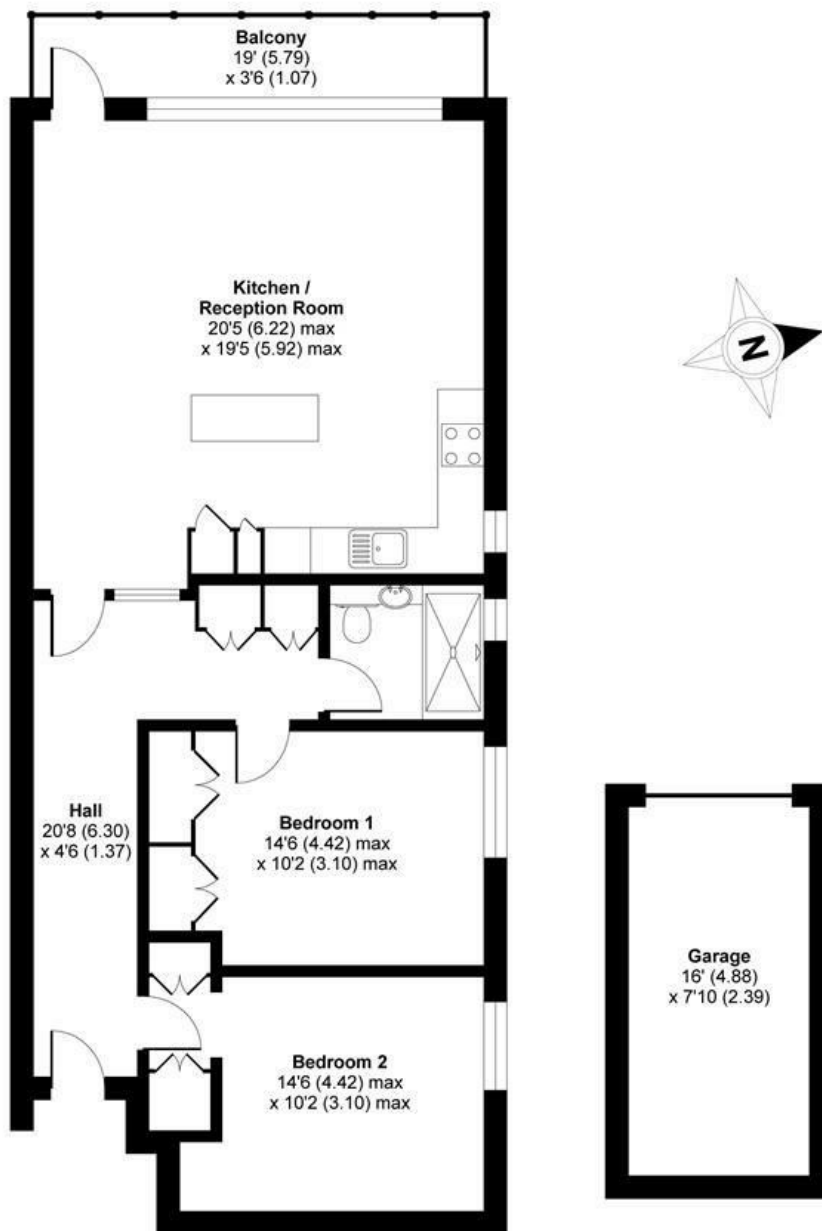


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Putney Hill, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 901 SQ FT 83.7 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 125 SQ FT 11.6 SQ METRES



SEVENTH FLOOR

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) 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			
		40	59
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			
		47	64
England & Wales	EU Directive 2002/91/EC		

