



**JAMES
ANDERSON**



FOR SALE

£625,000

Plaza Gardens, London, SW15

This spacious two bedroom flat is located in this popular purpose-built block in central Putney. The property boasts a bright and airy open-plan kitchen/reception room. The kitchen is fitted with contemporary units with integrated appliances and there are sliding doors from the reception room which lead out to a large balcony. The master bedroom is well sized and has a large en suite shower room. There is a further double bedroom and a separate bathroom, with under floor heating throughout.

Plaza Gardens is ideally situated for access to all the shops, restaurants and transport facilities of Central Putney. East Putney underground station (District Line) is only a very short walk away, and Putney mainline station, with direct access into Waterloo, is also within walking distance. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.



Two Double Bedrooms



Two Stunning Bathrooms



Open Plan Reception, Very Light



High Specification Fitted Kitchen



EPC Rating - B



Opposite East Putney Tube



Outstanding Local Schools



Highly Regarded Development



Amazing Views, Balcony & Communal Roof Terrace

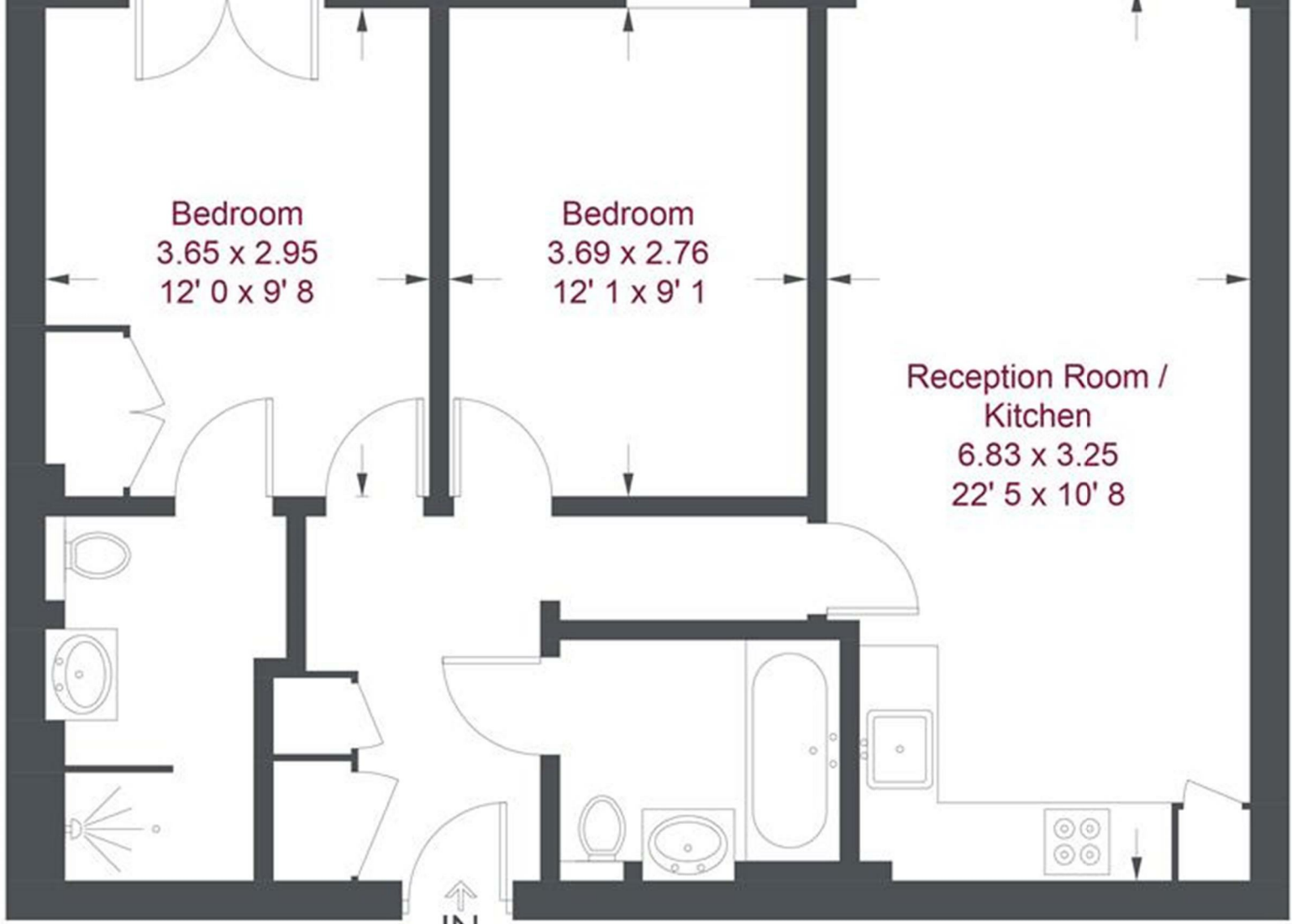


Ideal First Time Purchase




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

020 8788 6611



Third Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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