



JAMES
ANDERSON



FOR SALE

£630,000

Kendal Place, London, SW15

A beautifully presented two-bedroom property, split over three floors, situated in the heart of Putney. The property boasts excellent living space and benefits from securely gated parking, a communal garden and pool with changing rooms and a sauna.

The property consists of a bright and spacious reception room, with a separate kitchen, benefitting from fully fitted stylish units that offers ample storage and preparation space. The master bedroom is generously sized and there is a further bedroom, family bathroom and extra W.C.

Kendal Place is located on the Upper Richmond Road and is within easy walking distance of the shops, restaurants and leisure facilities of central Putney. Putney mainline station, with direct access into Waterloo, is just a short walk away. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond. The green open spaces of Wandsworth Park are also close by.



Two Double Bedrooms



Two Bathrooms



Large Reception Room



Modern Fitted Kitchen



EPC Rating - D



East Putney Tube Station Very Close By



Outstanding Local Schools



Very Popular Location



Split Level, Light and Spacious




1085 Sq Ft, Private Parking & Swimming Pool



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

020 8788 6611



 = Reduced headroom below 1.5m / 5'0"



Third Floor
224 sq ft / 20.8 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
56 sq ft / 5.2 sq m

Second Floor
805 sq ft / 74.8 sq m


Kendal Place

Approximate Gross Internal Area = 992 sq ft / 92.1 sq m
(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 93 sq ft / 8.7 sq m

Total = 1085 sq ft / 100.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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		
	63	70
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		
	56	66
England & Wales	EU Directive 2002/91/EC 