



**JAMES  
ANDERSON**



## FOR SALE

**£450,000**

St. Johns Avenue, London, SW15

A very well proportioned one bedroom flat situated on the second floor of a handsome period conversion on St Johns Avenue, a stone throw from Putney High Street. The flat is beautifully presented throughout and would make an ideal first time purchase.

The property boasts a bright and airy open plan kitchen/reception room with high ceilings throughout. The kitchen is fitted with appliances, stylish units and has plenty of storage and preparation space. There is a good-sized double bedroom with as fitted wardrobe and a modern shower room, all finished to an excellent standard throughout. The property also benefits from access to lovely communal gardens.

St Johns Avenue is a wide, peaceful and popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.



One Bedroom



Modern Bathroom



Large Open Plan Living Area



Stunning Fitted Kitchen



EPC Rating - D



Excellent Transport Links



Outstanding Local Schools & Universities



Prime Central Location, Quiet



Ideal First Time Purchase



468 Sq Ft



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

020 8788 6611



Second Floor

### St. John's Avenue

Approximate Gross Internal Area = 468 sq ft / 43.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>67</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>		
(55-68) <b>D</b>	<b>63</b>	<b>67</b>
(39-54) <b>E</b>		
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