



JAMES
ANDERSON



FOR SALE

£725,000

Stanbridge Road, London, SW15

****Open day 28th November 2020 by appointment only**** A very well presented 722 sq ft two bedroom west facing garden flat located on Stanbridge Road, a prime West Putney location. The accommodation is as follows, light and spacious reception room with high ceilings and many period features, two bedrooms, modern bathroom followed by a kitchen/breakfast room which leads to a private west facing garden. The property does also have potential to extend into the rear and side return (STPP). The property does also benefit from a small cellar, ideal for storage. To be sold with a share of the freehold and no onward chain.

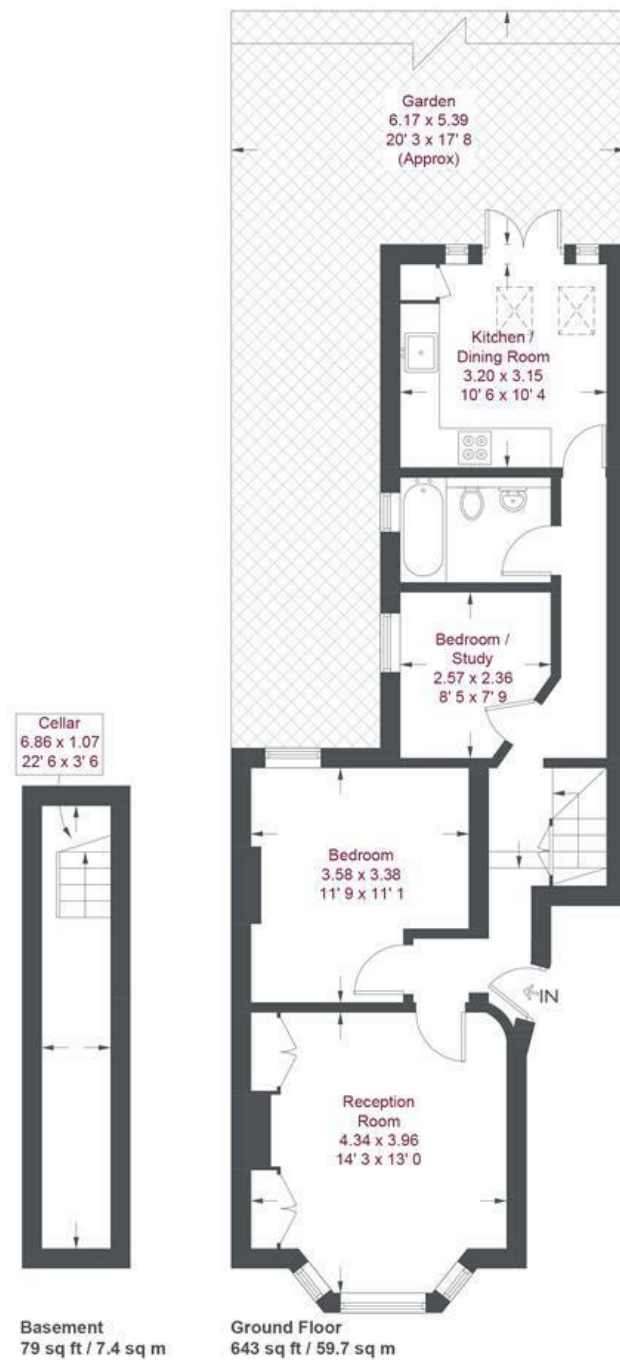
Stanbridge Road is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants and bars, very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

-  Two Bedrooms
-  Modern Bathroom
-  Reception Room, Period Features
-  Kitchen/Breakfast Room
-  EPC Rating - C
-  Excellent Transport Links
-  Outstanding Local Schools
-  Prime West Putney Location
-  Share of Freehold, No Chain
-  Potential to Extend (STPP)



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

020 8788 6611



Stanbridge Road

Approximate Gross Internal Area = 722 sq ft / 67.1 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			
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			
England & Wales		EU Directive 2002/91/EC	

