



**Albany, St. John's Avenue, London, SW15 2AA**



**welcome to**

**Albany, St. John's Avenue, London**

A large and bright two-bedroom flat on the third floor of a stylish mid-century building close to East Putney Underground Station and Putney Rail Station. The flat has parquet flooring, a share of the freehold, a garage and separate storage. It has a fantastic south facing reception room. Both bedrooms face the gardens at the rear and are very generous in size.

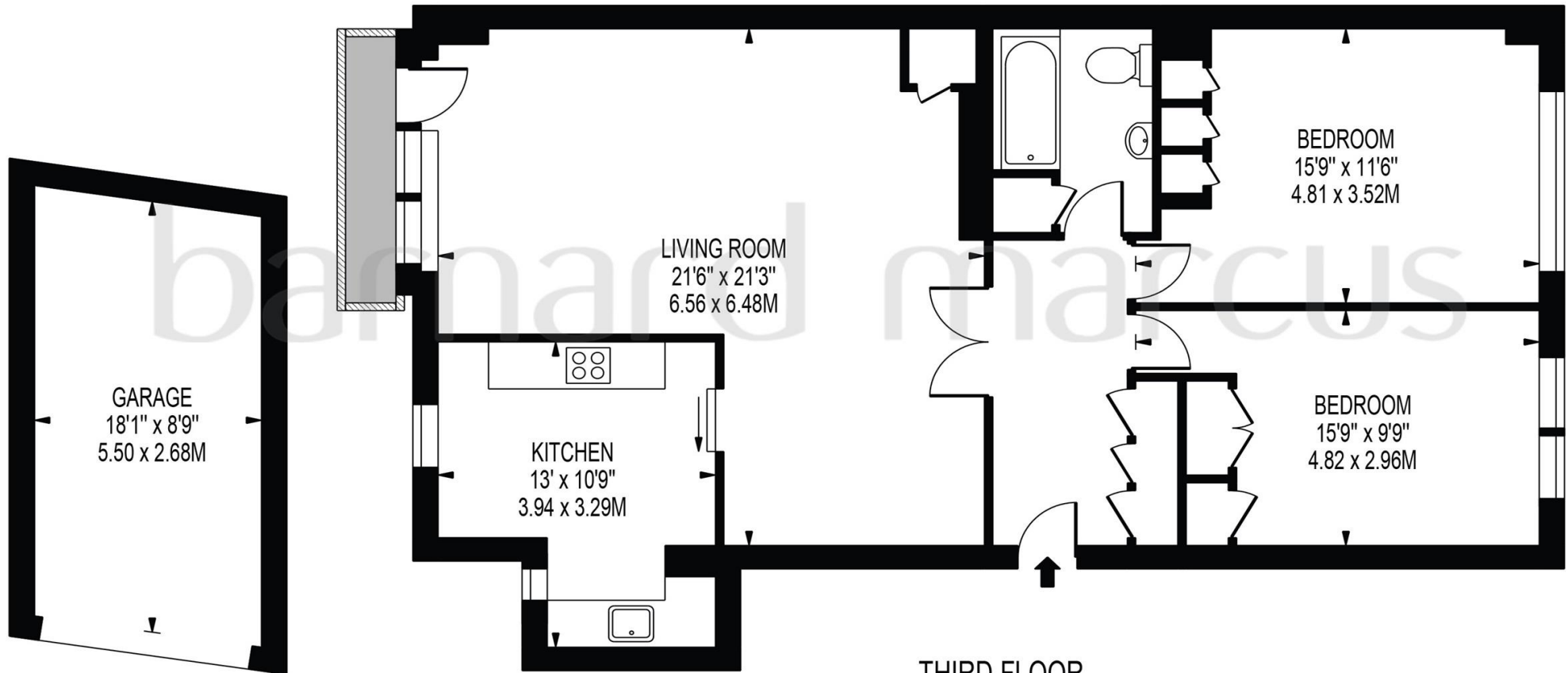
St John's Avenue is a quiet residential street that runs parallel to the Upper Richmond Road and connects Carlton Drive to Putney Hill. 0.2 Miles to Putney Station (Waterloo). 0.3 Miles to East Putney Station (District Line). It is also close to a number of excellent schools as well as Putney High Street.



# ST. JOHNS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 958 SQ FT - 88.99 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.85 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Albany, St. John's Avenue, London

- Two Bedrooms
- Share of the Freehold
- Garage
- Balcony
- Shared Communal Garden

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £675,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107159](https://www.barnardmarcus.co.uk/Property/PUR107159)



Property Ref:  
PUR107159 - 0006

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