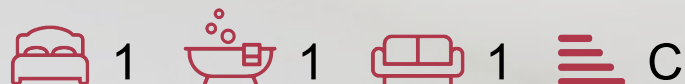




## 1 Putney Bridge Road | London, SW18



Fantastic modern apartment with large private balcony located in the heart of Wandsworth, just moments from the Southside Shopping Centre, Wandsworth Park, as well as being a short walk from both East Putney and Wandsworth Town stations.

The accommodation is well presented and comprises open plan reception room, fully integrated kitchen with dishwasher, double bedroom with fitted wardrobe, en-suite bathroom with walk-in shower and separate guest W.C. Other benefits include wooden flooring, Video entry, Air-conditioning throughout, lift access and excellent energy efficiency.

Currently tenanted (2 of the reception room shots were taken prior to the tenancy) it offers a good letting investment or ideal first time buy. Wandsworth Council tax band D. Lease 116 years, service charge £1,980 per annum + ground rent £250 per annum. Available with no onward chain.

- Smart Modern Flat
- One Double Bedroom
- Private Balcony
- Air-conditioning
- En-suite & Guest W.C
- Wood Flooring
- Ideal First Time Buy
- 422 Sq Ft
- Excellent Location in the Heart of Wandsworth
- No Chain

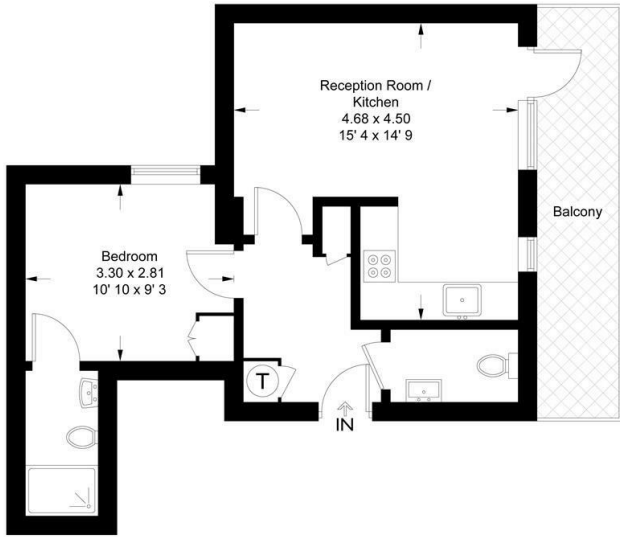
### Offers In Excess Of £350,000

#### Viewing

Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

# Genesis Court

Approximate Gross Internal Area = 422 sq ft / 39.2 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating	
Current	Potential
73	73

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.