



JAMES
ANDERSON



FOR SALE

£450,000

Tildesley Road, London, SW15

****Over 9% rental yield**** This purpose built flat in Tildesley Road, Putney boasts five bedrooms, 1005 Sq ft with an open plan living room and a private balcony.

Located next to Putney Heath, this property presents an excellent investment opportunity for those looking to expand their property portfolio or step into the property market. Whether you're looking for a new family home or a savvy investment.

This is currently a high yield investment property, for further information, please contact our sales team for further information. Currently let for £3600 PCM. There is a lift servicing the building.

Leasehold, years remaining 105

Service charge TBC

Council tax band C

EPC rating E



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

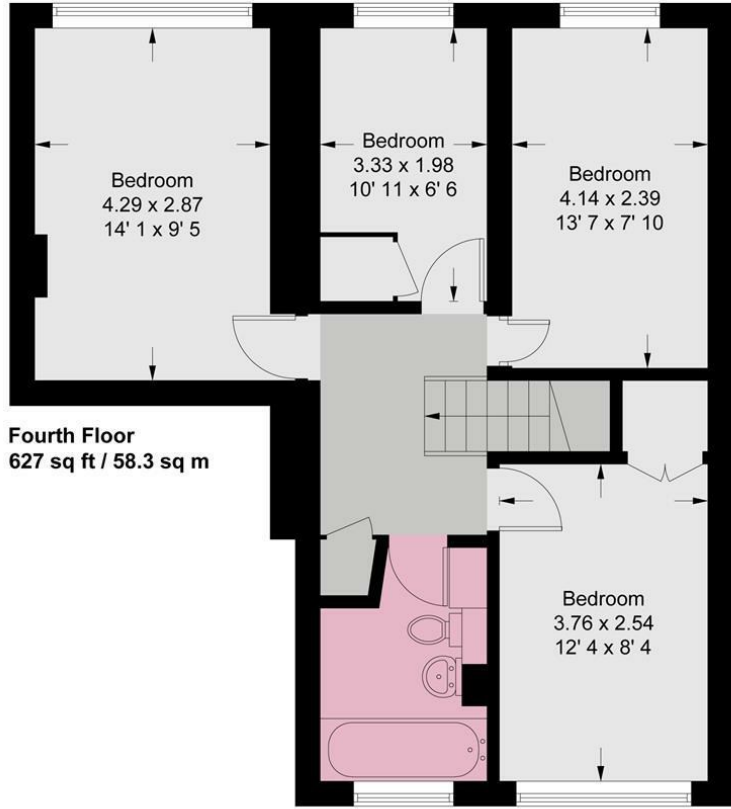
0208 785 4400

Tildesley Road

Approximate Gross Internal Area = 1005 sq ft / 93.4 sq m



Third Floor
378 sq ft / 35.1 sq m



Fourth Floor
627 sq ft / 58.3 sq m



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	49	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

