



**JAMES  
ANDERSON**



**FOR SALE**

Gillis Square, London, SW15

**£1,300,000**

Guide Price

Situated in arguably the most desired location in this beautiful St. James development is this superb four bedroom townhouse surrounded by green open spaces, lush fountains and manicured communal areas.

Offering close to 1900sqft this home provides ample living space spread over three floors while providing luxury living at its finest.

The ground floor provides underfloor heating throughout while the kitchen/dining room which offers excellent entertaining space with room for dining table and chairs and seating area leading to a beautiful and sheltered garden with excellent privacy suited for al-fresco dining and enjoying the afternoon and evening sun. There is a cloakroom and an incredibly useful utility room and a large study for working from home which is soundproofed, fully insulated and centrally heated with double glazed windows. This room could also be used as a children's play room or games room.



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

020 8788 6611



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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