



**JAMES
ANDERSON**

Toland Square
Putney SW15
Guide Price £295,000



Toland Square Putney SW15

This beautifully presented purpose built apartment has been renovated to a high standard while offering over 500sqft of accommodation, bright and airy rooms and quiet and peaceful location.

Accommodation comprises of a fully fitted modern kitchen, large reception room, stylish bathroom with wash hand basin, separate WC and a large double bedroom. Residents parking is available alongside a guest permit.

Owner Comments:

Working at the University of Roehampton for over a decade, I sought a flat in walking distance to work with quick and easy access to Central London and the M4 and I found a true gem. When I purchased the flat in 2019 I did a complete renovation including a new kitchen, bathroom, doors, floor and a full redecoration, transferring my flat into a beautiful home that I am very sad to be leaving. During the renovation I sought to maximize the space in the flat, especially the kitchen and added storage to the entryway. Located on the top floor and looking out over one of the greens on the estate, I am able to safely leave all my windows open during the summer which gives a bright and airy feel to the flat. During the Covid lockdowns this gave the flat a very welcome, open, outdoor feel which I treasured alongside my location within a 10-minute walk of Richmond Park.

Toland Square is only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a Roehampton University, Barnes farmers market, the River Thames and Richmond Park.

EPC Rating - D
Tenure - Leasehold - 114 Years Remain
Service Charge - £1133
Ground Rent - £0 (Peppercorn)
Council Tax Band - B











The Great Poolscape





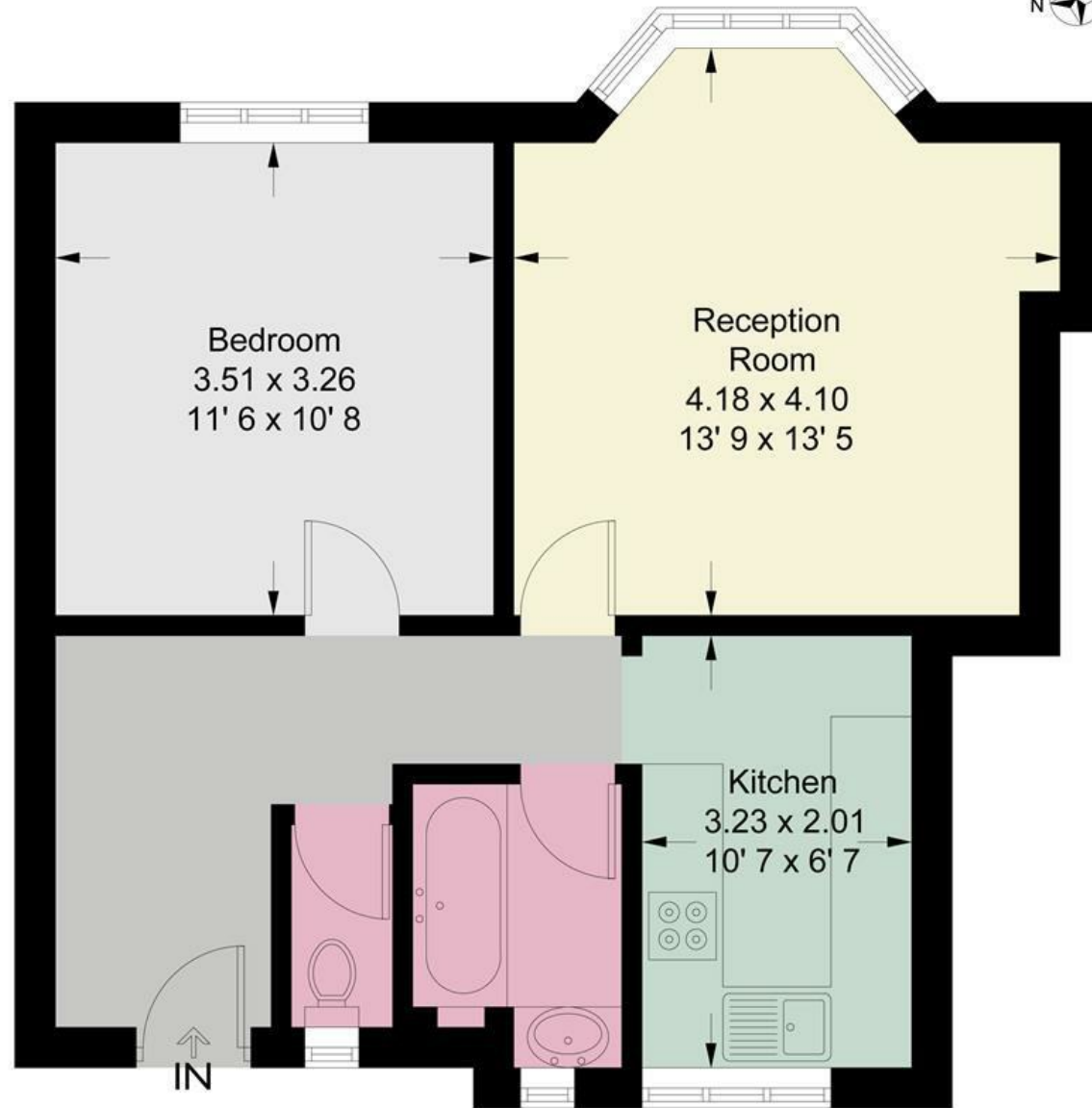


Cline House

Approximate Gross Internal Area = 506 sq ft / 47 sq m



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Second Floor



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78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

