



**JAMES  
ANDERSON**

Langside Avenue

London SW15

Offers In Excess Of £550,000





## Langside Avenue London SW15

This charming two double bedroom top-floor apartment is located on the prestigious Langside Avenue in Putney, offering an abundance of period features and bright, spacious rooms.

The property boasts a generous layout, with high ceilings, large windows, views and beautiful original detailing throughout, creating a welcoming, light and airy atmosphere.

The well-proportioned living areas are perfect for both relaxing and entertaining, while the two double bedrooms provide ample space for comfort and privacy.

Situated in a sought-after location, this apartment offers a rare opportunity to live on one of Putney's premier roads, with excellent local amenities, transport links, and green spaces nearby including Richmond Park. A perfect blend of classic character and modern living.

Tenure - Leasehold - Over 900 Years

EPC Rating - D

Council Tax Band - E

Service Charge - £0

Ground Rent - £0 / £50 P/A





































JAMES  
ANDERSON




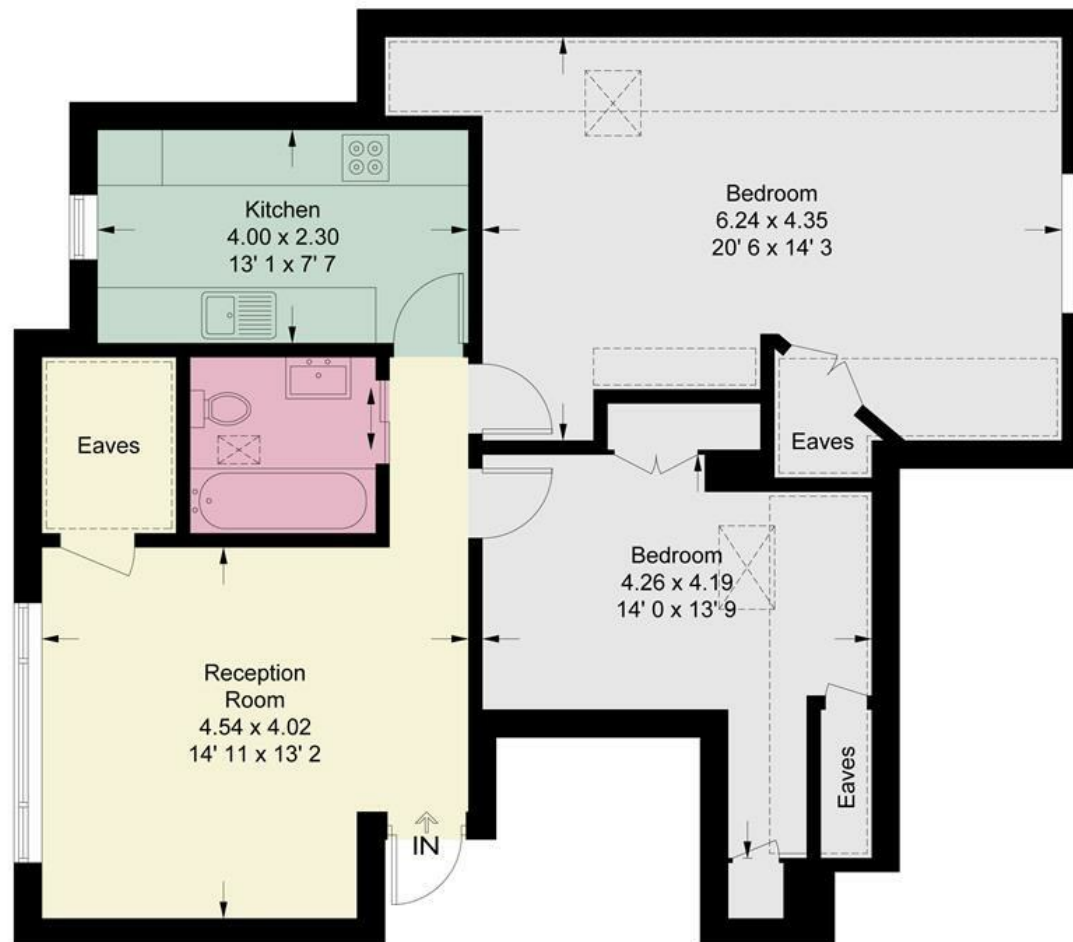
## Langside Avenue

Approximate Gross Internal Area = 868 sq ft / 80.6 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 166 sq ft / 15.4 sq m



JAMES  
ANDERSON

 = Reduced headroom below 1.5m / 5'0



**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.



78 Lower Richmond Road  
Putney  
SW15 1LL

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