



JAMES
ANDERSON



FOR SALE

£795,000

Portinscale Road, London, SW15

Nestled on the charming Portinscale Road in London, this delightful three-bedroom flat conversion offers a perfect blend of comfort and convenience. Spanning an impressive 1289 square feet and located on the third floor, the property boasts a spacious reception room that is bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining.

The flat features three well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring ample space for family or guests. In addition to the en-suite, there is a second bathroom, providing practicality for busy mornings or hosting visitors. The eat-in kitchen/diner is a wonderful space for family meals or casual gatherings, making it the heart of the home.

Residents will appreciate the communal garden, a lovely outdoor space to unwind and enjoy the fresh air. The property also benefits from residents' parking, adding to the convenience of urban living. With an excellent location just 0.4 miles from East Putney Underground station, commuting into central London is both quick and easy.

This flat is leasehold with 95 years remaining and falls under council tax band D, making it an attractive option for both first-time buyers and families alike. With an EPC rating of D, the property offers a good balance of energy efficiency and comfort.

In summary, this flat on Portinscale Road is a rare find, combining spacious living, a prime location, and a welcoming community atmosphere. It is an ideal choice for those seeking a vibrant London lifestyle.



Three bedrooms



Two bathrooms, one en-suite



Large reception room



EPC rating D - Council tax band D - Leasehold 95 years



Eat-in kitchen/diner



Tonnes of natural light throughout the property



1289 Sq ft



Communal garden



Residents parking



Excellent location, 0.4 miles to East Putney Underground



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

0208 785 4400

Langton Court

Approximate Gross Internal Area = 1289 sq ft / 119.8 sq m
(Including Reduced Headroom)
Reduced Headroom = 80 sq ft / 7.4 sq m



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= Reduced headroom below 1.5m / 5'0



Third 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

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

