



**JAMES
ANDERSON**

India Way
London SW15
Guide Price £1,150,000



India Way London SW15

This beautifully presented, no chain, four-bedroom mid-terrace home spans three generous floors and offers an ideal combination of style, space, and modern living. Set within a highly sought-after development, the property benefits from a tranquil setting while remaining conveniently close to local amenities, schools, and excellent transport links.

On the ground floor, you are welcomed by a spacious entry hallway that immediately conveys a sense of light and space. The accommodation includes a downstairs cloakroom, a practical utility room, and a stunning open plan kitchen lounge that seamlessly flows into the extensive and secluded rear garden, providing an ideal space for family gatherings and entertaining. Off-road parking and a garage add further convenience and versatility.

The first floor features a further lounge with a balcony overlooking the rear garden, perfect for enjoying a quiet moment outdoors. Also on this level is a four-piece family bathroom and a well-proportioned bedroom offering ample storage.

The second floor houses the principal bedroom with en-suite shower room, alongside two additional bedrooms and a three piece bathroom suite, ensuring comfort and flexibility for families of all sizes. Each room is thoughtfully designed to maximize natural light and functionality.

The property's location within this popular development is highly regarded for its community feel, safety, and excellent access to nearby green open spaces, shopping, leisure, and schooling. Residents enjoy easy routes to local transport links and the surrounding areas, making commuting straightforward while maintaining a peaceful residential environment.

Overall, this exceptional home combines versatile living spaces, modern fittings, and a superb location, making it a perfect choice for growing families or those seeking a stylish property in a desirable neighbourhood.

Tenure - Freehold
EPC Rating - C
Council Tax Band - G

















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Approximate Gross Internal Area = 1784 sq ft / 165.8 sq m
(Including Reduced Headroom / Garage)

Reduced Headroom = 11 sq ft / 1 sq m



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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.





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