



**JAMES
ANDERSON**

Daylesford Avenue
London SW15
Guide Price £525,000



Daylesford Avenue London SW15

Nestled on the ever-popular Daylesford Avenue in Putney, this top floor two double bedroom apartment presents a rare opportunity to acquire a notably spacious home in a highly desirable location. Extending to over 940 sqft, the property stands out for its generous proportions, well balanced layout and abundance of natural light throughout.

The accommodation opens with a welcoming entrance hallway, complete with excellent built-in storage, ensuring practicality and organisation. To the front of the property, a substantial reception room offers a bright and airy living space with wide windows, enhanced by a pleasant outlook over surrounding greenery, creating an inviting setting for both relaxing and entertaining.

The separate kitchen/breakfast room is particularly impressive in size, featuring ample worktop space, extensive cupboard storage and room for dining, making it ideal for those who enjoy cooking or hosting.

Both bedrooms are comfortable double rooms, each offering good proportions and versatility, while a well appointed two piece bathroom and separate WC and wash hand basin completes the internal accommodation. Large windows throughout further enhance the sense of space, flooding the home with natural light.

Perfectly positioned, the property is just moments from expansive green open spaces, close to well-regarded local schools and within a short walk of Barnes Station, providing fast and convenient access into central London.

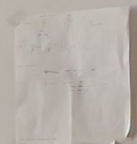
Further benefits include a private garage, offering secure parking or valuable additional storage, along with first come, first-served parking to the front in the private car park.

This impressive apartment combines size, location and potential, offering an excellent opportunity to create a superb home in one of Putney's most sought-after settings.

Tenure - Share Of Freehold - With Internal Lease Of 950* Years
SC & GR - £2332.88 Per Annum - Internally Managed
Council Tax - D
EPC Rating - C















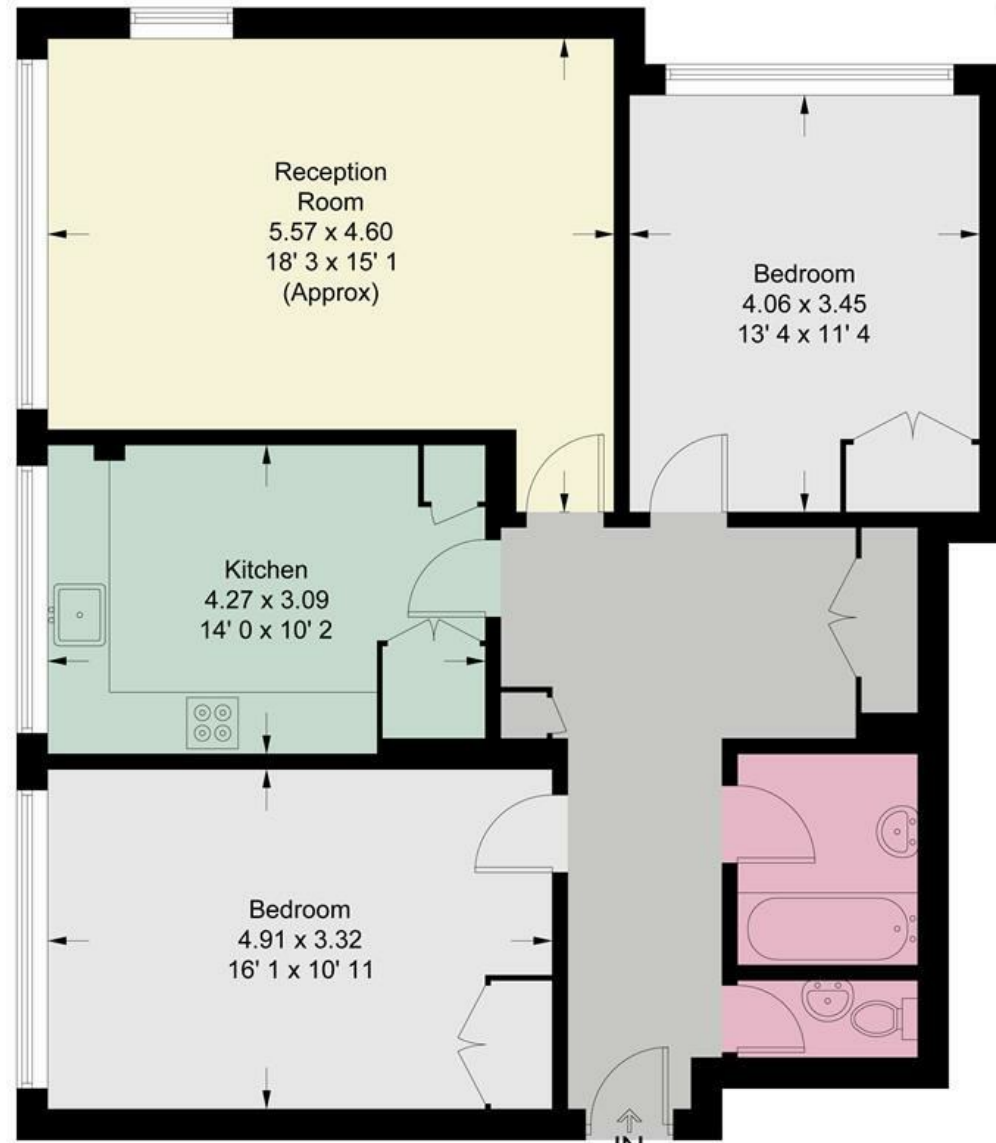


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Approximate Gross Internal Area = 944 sq ft / 87.7 sq m



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First Floor



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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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