



JAMES
ANDERSON



FOR SALE

Rodway Road, London, SW15

£340,000

Guide Price

Set on the top floor of an attractive period building, this wonderful apartment offers over 550 sqft of bright, well proportioned living space and the rare benefit of its own private rear garden perfectly suited for al-fresco dining and entertaining.

The property comprises a spacious double bedroom, providing a peaceful and comfortable retreat, alongside a stylishly appointed bathroom suite finished to a high standard. The fitted kitchen is thoughtfully designed with ample storage and worktop space, ideal for both everyday living and hosting.

At the heart of the home is a charming reception room, filled with an abundance of natural light thanks to its elevated position, creating a warm and inviting atmosphere throughout. The layout is both practical and appealing, making excellent use of the available space.

A standout feature of this property is the private rear garden, offering a rare outdoor escape in this sought after location. Whether enjoying a morning coffee, summer dining, or entertaining guests, the garden provides a tranquil extension of the living space.

Further benefits include its top floor position within a characterful period conversion while offering attic storage spanning the full length of the flat with the added advantage of being sold with no onward chain, making for a straightforward purchase.

Ideally located on Rodway Road, the property enjoys easy access to Putney's array of shops, cafes, restaurants, and excellent transport links, combining convenience with a peaceful residential setting. This apartment presents an ideal opportunity for first-time buyers, professionals, or investors seeking a stylish home in a prime South West London location.

Tenure - Leasehold - Being Extended To 177 Years.

Service Charge - E450 P/A

Ground Rent - Peppercorn

EPC Rating - TBC

Council Tax Band - C



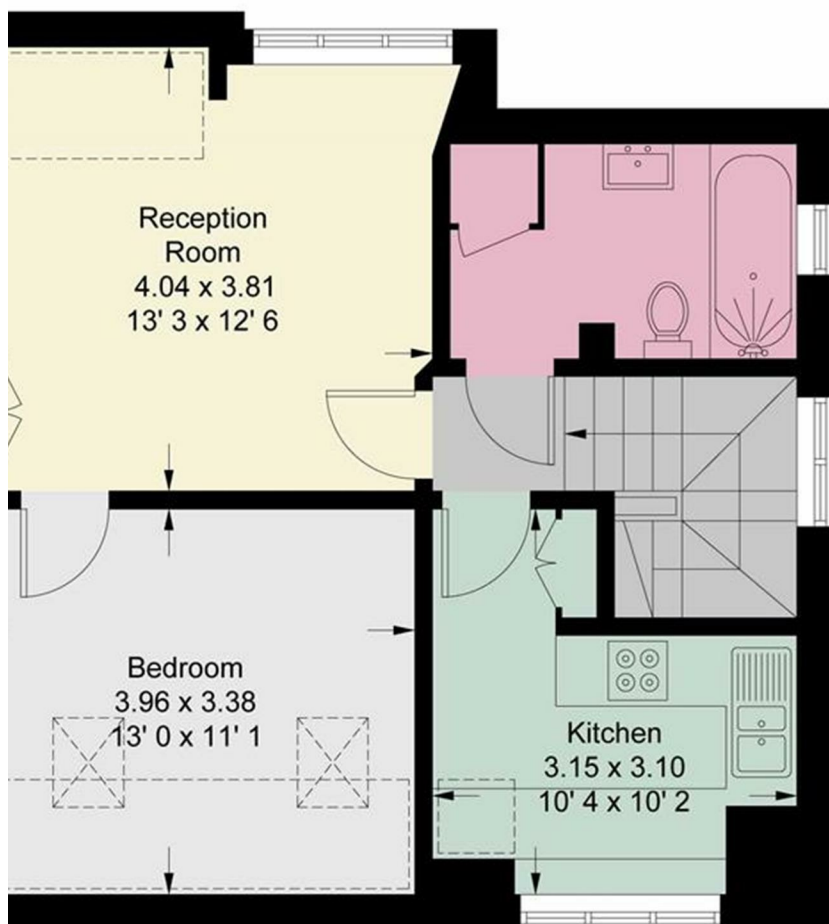
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

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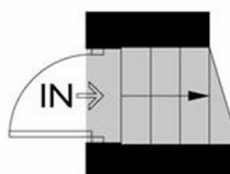


Internal Area = 551 sq ft / 51.3 sq m
 (including bedroom)
 58 sq ft / 5.4 sq m

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor
 9 sq ft / 0.9 sq m

Bedroom
 13' 0 x 11' 1
 (Including Reduced Headroom)

This plan must not be relied upon when making property valuations, design considerations or any other such relevant responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in 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		
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	

