



**JAMES  
ANDERSON**

Point Pleasant  
London SW18

Offers In Excess Of £515,000



## Point Pleasant London SW18

Located on Point Pleasant in the heart of Putney, this well-proportioned 769 sq. ft. apartment offers modern living with the benefit of no onward chain.

The heart of the home is a bright, open-plan living and kitchen area, designed for both daily life and hosting. This space opens directly onto a large private terrace, providing a genuine outdoor extension to the living area.

Both bedrooms are generous doubles; the principal bedroom includes an en-suite bathroom with excellent built-in wardrobe/storage space, complemented by a second well-appointed guest bathroom.

Practical features include an allocated space in the secure underground car park and lift access. Positioned in a highly sought-after area, this property is an ideal fit for professionals or investors looking for a turn-key home in a prime London location.

The property is excellently connected, with Wandsworth Town Station just an 8-minute walk away (0.4–0.6 miles), providing a quick 14-minute rail link to London Waterloo. For Underground access, East Putney Station is a 11-minute walk (0.7–0.8 miles), offering District Line services to Sloane Square and the City. Commuters can also use the Wandsworth Riverside Quarter Pier, located just 2 minutes away (0.1 miles), for Uber Boat services to Westminster and Canary Wharf.

The property is also located in catchment area of outstanding schools including, Brandlehow Primary School, Ashcroft Academy, Putney High School, Roche School etc. as well as award winning nurseries such as Tiggers, Yumi, and Wandsworth Pre-School.

Leasehold  
105 Years Remaining  
Service charges = £333 per month  
Ground rent = £100 per annum.

















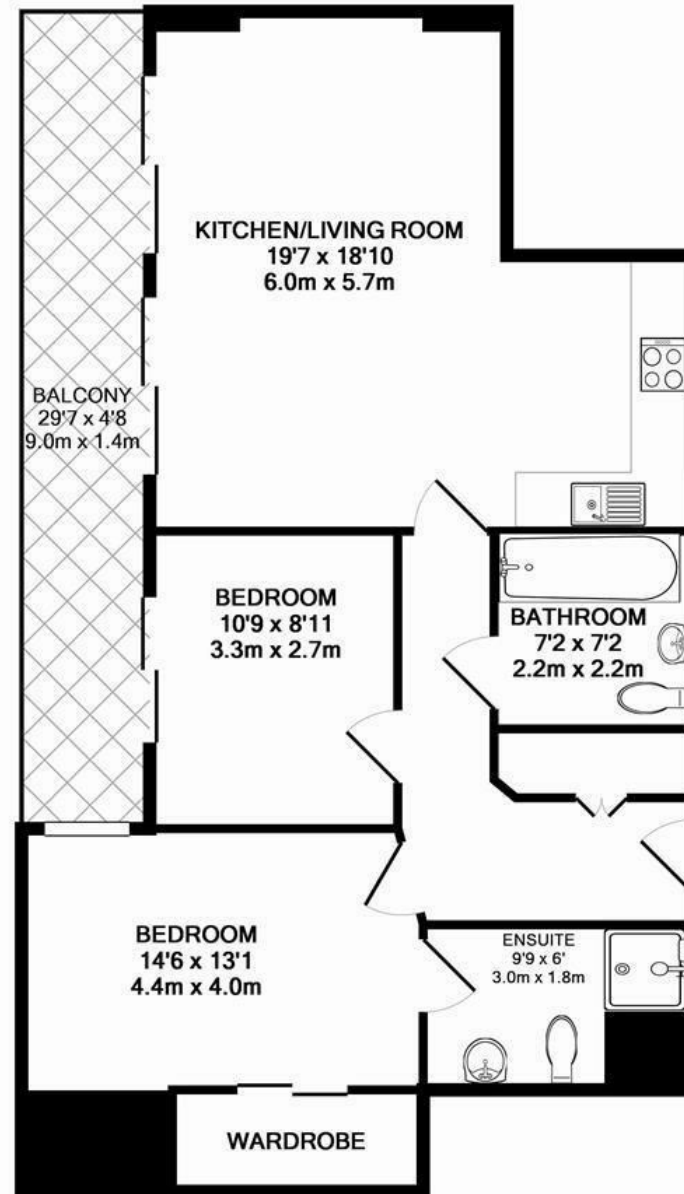


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POINT PLEASANT  
TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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