



## FERNHILL PLACE 21-23 CHARTFIELD AVENUE LONDON, SW15 6DX

£425,000

LEASEHOLD - SHARE OF  
FREEHOLD

A beautifully presented one bedroom apartment set within an impressive period building, ideally located in the ever popular West Putney.

Accessed via a grand communal entrance with high ceilings, this first floor apartment offers bright and well balanced living space throughout. There's a spacious entrance hall leading to a light and airy reception room, with French doors opening onto a charming Juliette balcony. The separate kitchen is well equipped, while the generous double bedroom benefits from plenty of built in storage. A modern bathroom completes the accommodation.

Outside, residents can enjoy well kept communal gardens with mature trees, lawned areas and established planting, as well as the added benefit of off street parking.

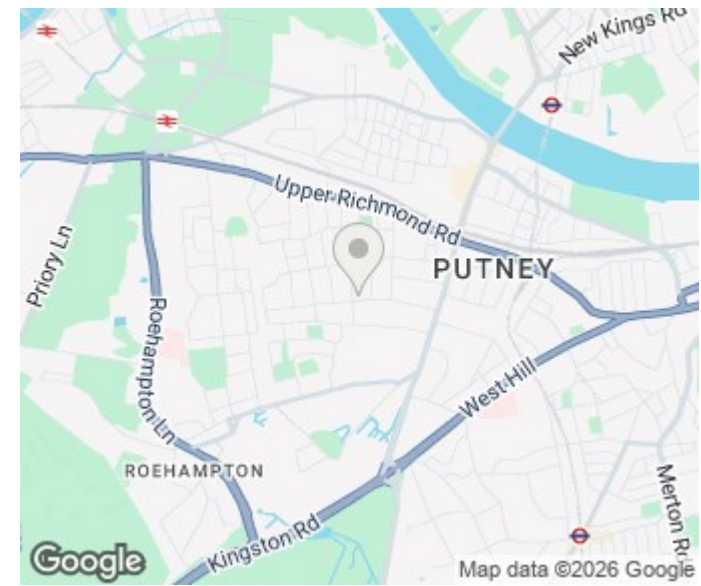
Chartfield Avenue is perfectly positioned for easy access to Putney Mainline Station and East Putney Underground, making commuting into Central London straightforward. Putney High Street is also close by, offering a great mix of shops, cafes, bars and restaurants.

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## WYNDHAM ROW

# Fernhill Place, Chartfield Avenue, SW15

Approximate Gross Internal Area 52 sq.m / 560 sq. ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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