



JAMES  
ANDERSON



## FOR SALE

**£335,000**

Scott Avenue, London, SW15

Guide Price

Welcome to this charming one-bedroom flat located in the highly sought-after area of Scott Avenue, Putney. Situated within the well-regarded Hannay House, this purpose-built flat offers a comfortable living space of 458 square feet, perfect for individuals or couples seeking a modern urban lifestyle.

Upon entering, you will find a welcoming reception room that provides a versatile area for relaxation and entertaining. The flat features a spacious double bedroom and a well-appointed bathroom, adding to the convenience of this delightful home.

The building features useful lift access, making it easily accessible for all. Additionally, residents will benefit from secure bike storage, ideal for those who enjoy cycling around the picturesque streets of Putney. The communal gardens offer a lovely outdoor space to unwind and enjoy the fresh air.

With a long lease of 972 years, this flat presents an excellent opportunity for both first-time buyers and investors alike. The location is particularly desirable, with a wealth of local amenities, shops, and transport links nearby, ensuring that everything you need is within easy reach.



One Double Bedroom



Three Piece Bathroom Suite



Light & Airy Open Plan Kitchen/Reception Room



458 sq ft/ 42.5 sqm



Leasehold/ EPC Rating B/ Council Tax Band D



Beautiful, Landscaped Communal Gardens



Ideal First Time Buy or Buy to Let Investment



Lift Access



Secure Bike Storage

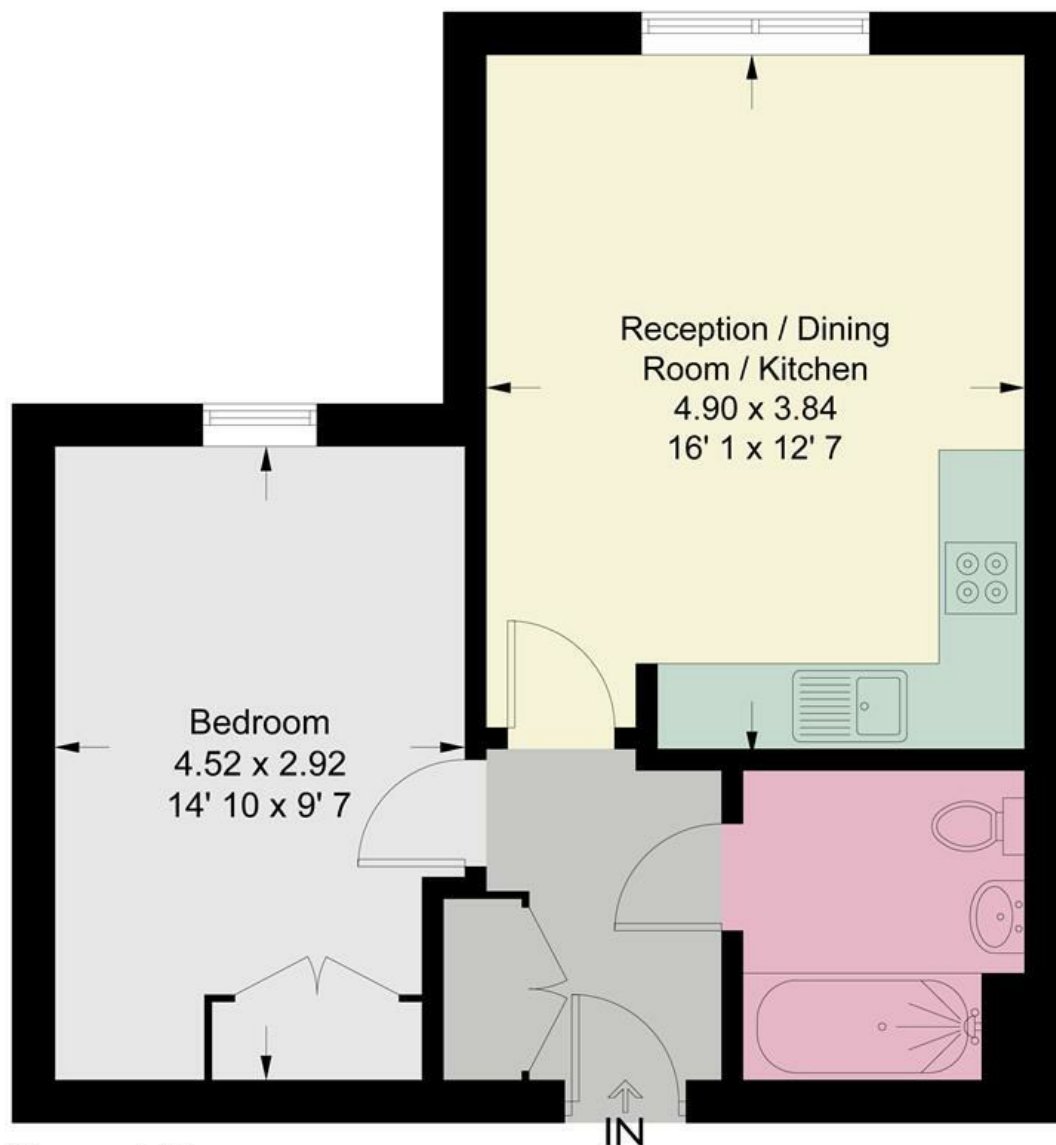


No Onward Chain



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

**0208 785 4400**



**Second Floor**

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.



| 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>                            |                         |           |  |
| (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 |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |  |
|-----------------------------------------------------------------|-------------------------|-----------|--|
|                                                                 | Current                 | Potential |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |  |
| (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>                                                |                         |           |  |
| (21-38) <b>F</b>                                                |                         |           |  |
| (1-20) <b>G</b>                                                 |                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |  |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |  |

