



**JAMES  
ANDERSON**



# FOR SALE

**£700,000**

**St. John's Avenue, London, SW15**

**Offers In Excess Of**

This beautifully presented ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 1,000 square feet, this purpose-built residence features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The flat boasts a spacious, south facing reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this flat is its direct access to the communal gardens, providing a lovely outdoor space to relax and unwind.

With only three flats in the building, this residence offers a sense of privacy and community. Additionally, the property comes with the added benefit of a garage and parking for one vehicle, a rare find in London. The flat is offered with a share of the freehold, making it an attractive option for prospective buyers.

This charming flat on St Johns Avenue is not just a home; it is a lifestyle choice, combining modern living with the tranquillity of garden access. Do not miss the opportunity to make this delightful property your own.



Three Bedrooms



One Modern Bathroom



Spacious Reception Room with Direct Access to Communal Gardens



Separate Kitchen



Share of Freehold/ EPC Rating D/ Council Tax Band E



Excellent Transport Links



Garage



Beautifully Presented Throughout



Highly Desirable Location



1000 sq ft

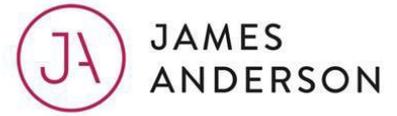


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Dorset House

Approximate Gross Internal Area = 1150 sq ft / 106.8 sq m  
 (Including Garage)  
 Garage = 151 sq ft / 14 sq m



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>72</b>	<b>75</b>
<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	

