



**JAMES
ANDERSON**



FOR SALE

£260,000

St. John's Avenue, London, SW15

Guide Price

This beautifully presented studio apartment on St. John's Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 337 square feet, the flat features a spacious living area that is both inviting and functional, making it an ideal space for relaxation or entertaining guests.

The property boasts a well-appointed bathroom and a reception room that maximises the use of space, ensuring that every corner is utilised effectively. One of the standout features of this apartment is the off-street parking, a rare find in such a central location, as well as communal gardens to the front and rear of the property.

With low running costs, this studio is not only economical but also highly desirable, appealing to both first-time buyers and investors alike. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Situated in a vibrant area of SW15, you will find yourself surrounded by an array of local amenities, including shops, gyms, cafes, restaurants, bars and excellent transport links, making it easy to explore all that London has to offer. This property is a fantastic opportunity to secure a charming home in a sought-after location.

Leasehold - 93 Years Remaining
Service charges - £1400 p.a.
Ground rent - peppercorn

-  Studio Flat
-  337 sq ft - 31.3 sq m
-  One Bathroom
-  Nicely Presented Throughout
-  Large Living Area
-  Communal Gardens at Front & Rear
-  Off Street Parking
-  Highly Desirable Location
-  Leasehold - EPC Rating D - Council Tax Band B
-  No Onward Chain

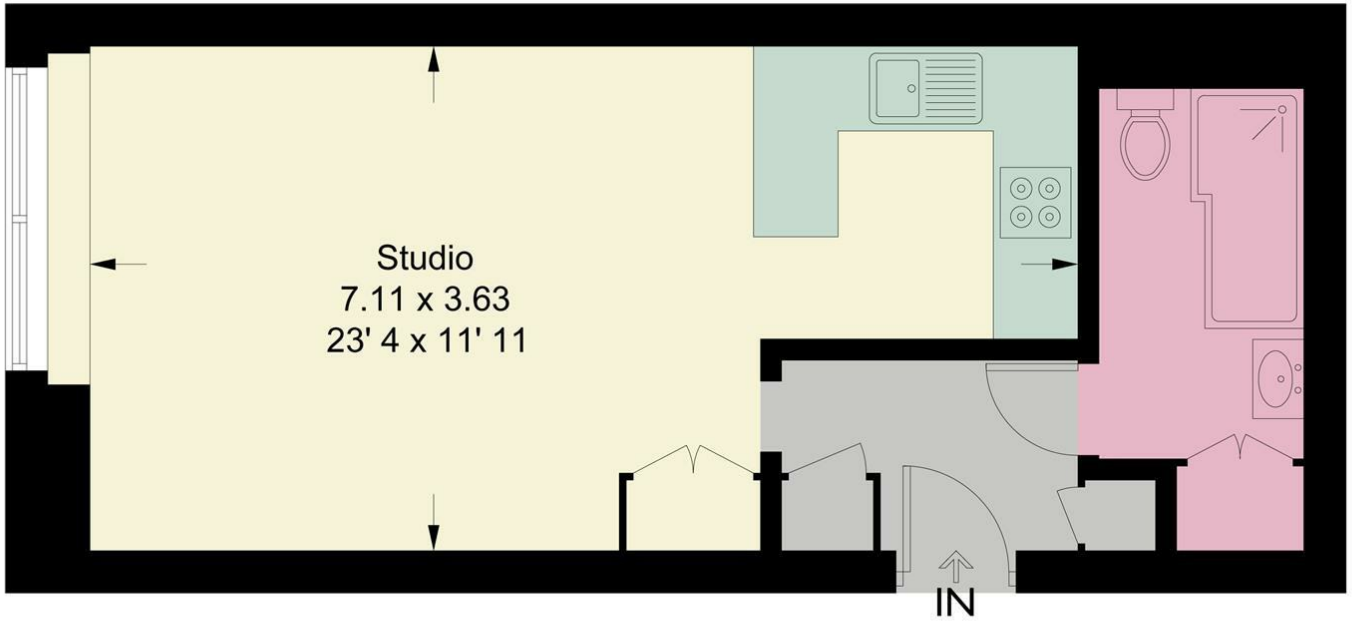


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

St. Johns Avenue

Approximate Gross Internal Area = 337 sq ft / 31.3 sq m



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

