



JAMES
ANDERSON



FOR SALE

Point Pleasant, London, SW18

A beautifully presented two-bedroom ground-floor apartment, ideally positioned within a well-maintained development on Point Pleasant.

The property offers generous and well-balanced accommodation, comprising a spacious reception room and a modern fitted kitchen. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom.

Residents also enjoy access to attractive communal gardens and two impressive communal roof terraces, providing excellent outdoor space for relaxing and socialising. The development further benefits from a car park, with the potential for an allocated parking space, subject to availability.

Conveniently located on the ground floor, this leasehold apartment offers comfortable and contemporary living in a desirable riverside location, within easy reach of local amenities and transport links.

Leasehold

£495,000

Guide Price

-  Two Bedrooms
-  Family Bathroom & En Suite
-  Spacious Reception Room
-  Modern Fitted Kitchen
-  Leasehold | EPC B | Council Tax E

-  Putney Station
-  Excellent Local Schools
-  Private Parking
-  Communal Garden
-  Two Sun Terraces



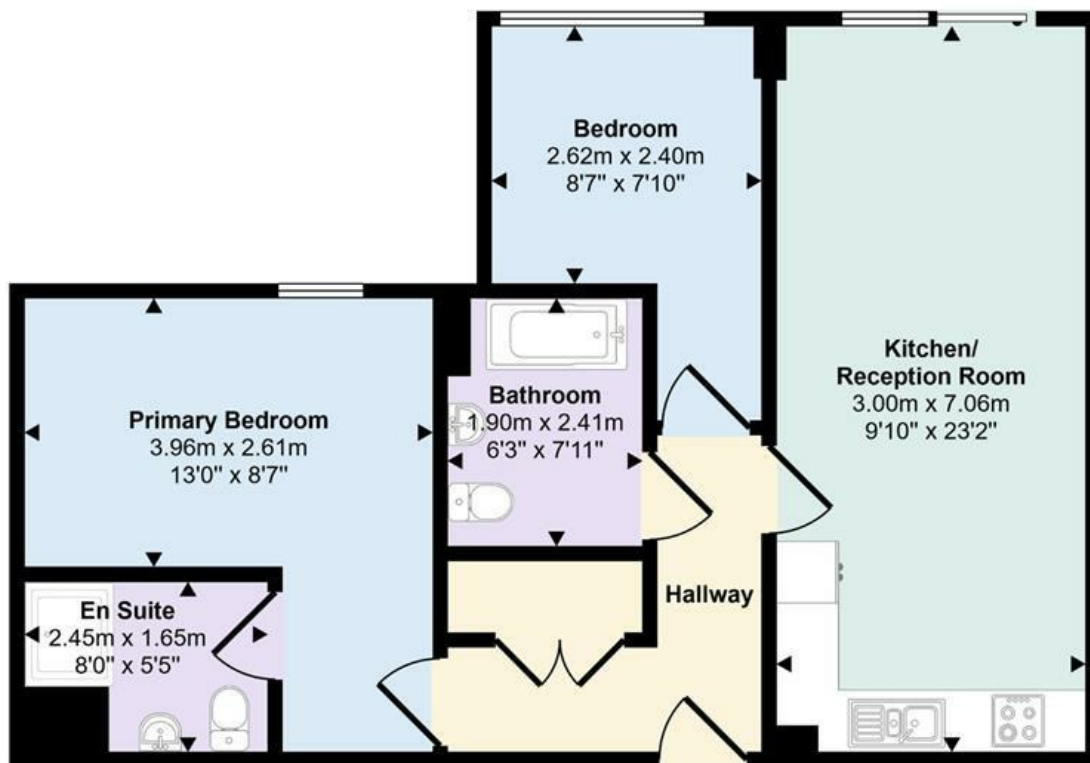
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Point Pleasant , Putney, SW15

Approx Gross Internal Area
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

