

JAMES ANDERSON

St. John's Avenue
London SW15
Guide Price £595,000



St. John's Avenue
London SW15

Located on the quiet and sought-after St. John's Avenue, this 800 sq. ft. purpose-built flat offers a well-proportioned layout with high-quality finishes throughout.

The property features a bright, open-plan kitchen and reception room that opens directly onto a private balcony. Both bedrooms are generous doubles, with the primary bedroom benefiting from an en-suite bathroom in addition to a separate guest bathroom. Unlike many flats with a typical small hallway cupboard, this property benefits from a substantial dedicated storage room, perfect for housing bulky items like bicycles, suitcases, or sports equipment, and providing ample room to keep the main living areas entirely clutter-free.

Practicality is a standout feature here, with two off-street parking spaces and visitors permit located at the rear; a significant advantage for the area. The property is offered with no onward chain, making it an ideal prospect for a straightforward purchase or investment.

The property is ideally positioned for local amenities and transport links. A short stroll leads to Putney High Street and the Putney Exchange Shopping centre, with several eateries, supermarkets and boutiques.

Putney Mainline Station is just 0.4 miles away, providing direct services to London Waterloo. East Putney Station (District Line) is located 0.2 miles away, an approx. 5 min walk, offering easy access to Victoria and the West End. There are also several bus routes nearby.

Leasehold - 88 years remaining (being extended by the vendor to 178)
SC = £2280 p.a.
no ground rent













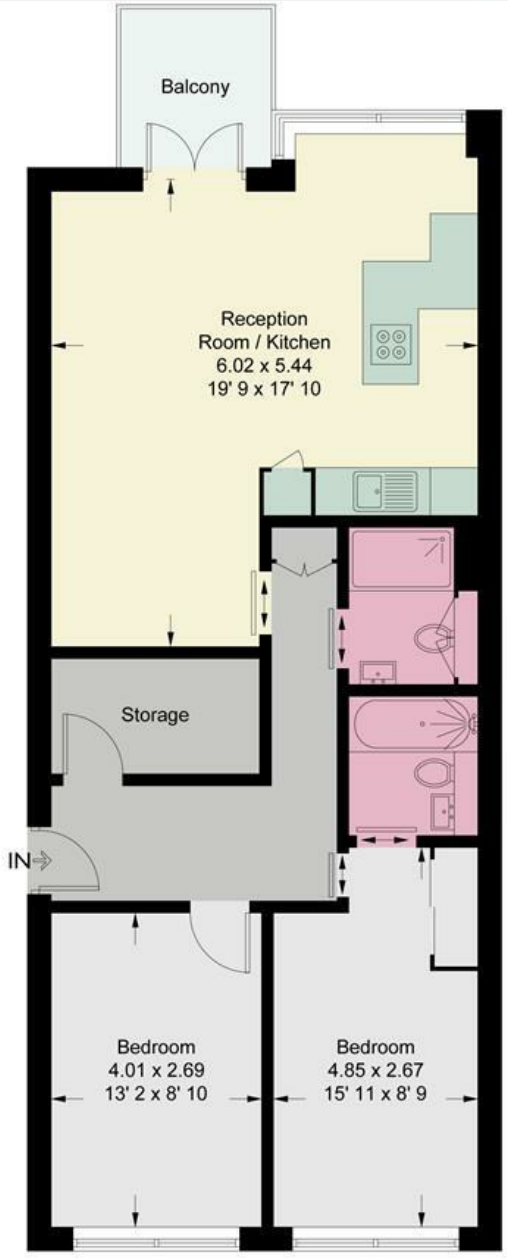



CARLTON VILLAS

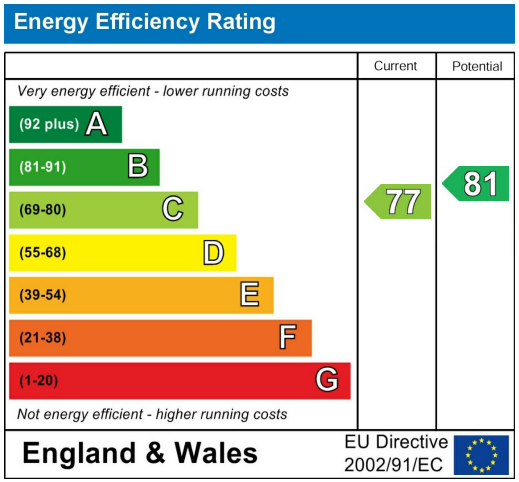
St. Johns Avenue

Approximate Gross Internal Area = 800 sq ft / 74.3 sq m

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Second Floor



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