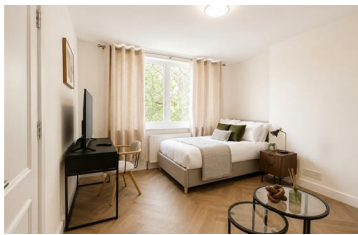




JAMES
ANDERSON



FOR SALE

Rodway Road, London, SW15

£225,000

Guide Price

Situated within an elegant Edwardian period building on the highly sought after Rodway Road, this beautifully refurbished studio apartment offers a perfect blend of timeless character, contemporary style and access to a private garden space.

Finished to an exceptional standard throughout, the property presents an ideal opportunity for first-time buyers, investors, or professionals seeking a stylish London home in a desirable residential setting.

The apartment has been thoughtfully redesigned and upgraded to create a bright, welcoming living environment with a strong emphasis on quality finishes and modern convenience.

Upon entering, you are immediately impressed by the stunning newly fitted herringbone flooring, which flows throughout the main living space and adds a sense of sophistication and warmth. Large windows allow an abundance of natural light to fill the apartment, enhancing the feeling of space and creating an inviting atmosphere.

The open plan living area has been carefully configured to maximise both functionality and comfort, offering ample room for living, dining, and sleeping arrangements. The contemporary fitted kitchen has been stylishly designed with sleek cabinetry, quality work surfaces, and integrated appliances, providing an attractive and practical space for everyday living and entertaining.

The luxurious shower room has been finished to a high specification, featuring elegant tiling, premium fixtures and fittings, a modern walk-in shower, vanity storage, and contemporary lighting.

Every detail has been carefully considered to deliver a refined and relaxing environment. The attractive Edwardian building retains much of its original charm and character, while the apartment itself benefits from a complete refurbishment, ensuring a turnkey home ready for immediate occupation.

Tenure - Leasehold - 87 Years Remain

Service Charge - £450 P.A

Ground Rent - Peppercorn

EPC - C

Council Tax - B

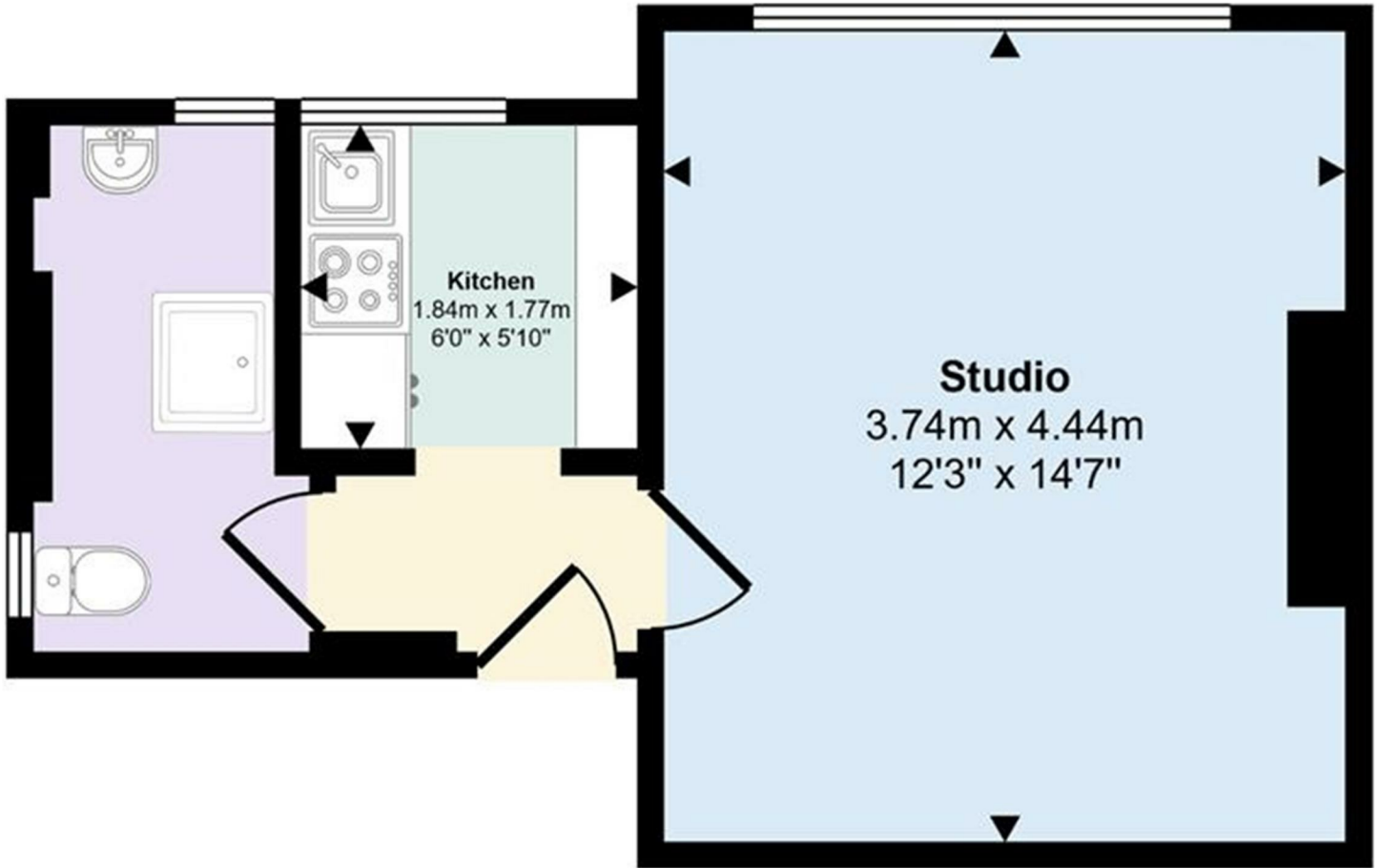


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Rodway Road, Putney, SW15

Approx Gross Internal Area
27 sq m / 287 sq ft



Studio

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

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

