





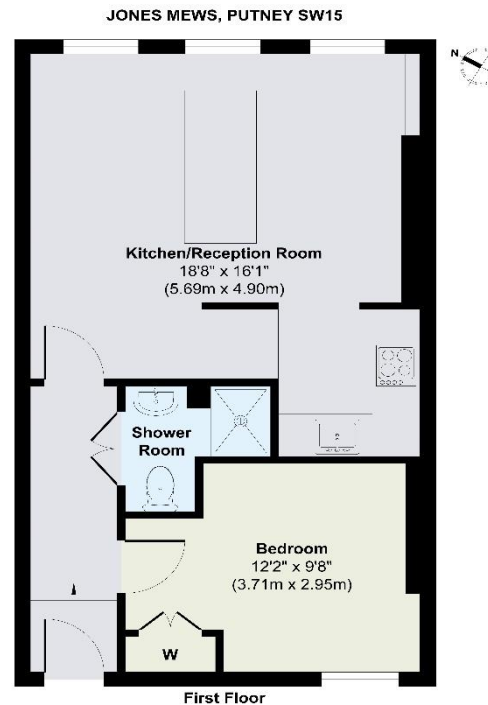
A one bedroom flat located within a period building. The property comprises open plan kitchen/reception room with fitted shelving and wooden floors. The double bedroom is equipped with a fitted cupboard and overlooks the roof terrace. The flat is approached via a wonderful communal roof terrace which all residents have use of and there is plenty of space for tables and chairs. The property is ideally placed on Putney High Street, close to all the amenities such as bars, restaurants, supermarkets and the Odeon cinema. Transport links are found at Putney Mainline Station, East Putney and Putney Bridge underground stations. The Thames Clipper docks just by Putney Bridge and there are also excellent bus routes. Council tax band C.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	459 sq. ft. / 42.65 sq. m.
<b>Council tax band:</b>	C - £ 844.54 for 2023/24
<b>Lease length:</b>	99 years remaining
<b>No. of bedrooms:</b>	1



Approx. Gross Internal Floor Area 459 sq. ft. / 42.65 sq. m.  
Illustration for identification purposes only, measurements are approximate, not to scale.

