



**SEFTON STREET, LONDON, SW15**  
Offers in excess of £400,000

**Carter Jonas**

# SEFTON STREET, LONDON, SW15

Set over the front of the first floor of this attractive building, this charming one-bedroom flat has been tastefully refurbished to a high specification throughout. The flat comprises a reception room with an open plan fitted kitchen, a bedroom and a bathroom with a walk-in shower.

The flat further benefits from underfloor heating throughout.

Sefton Street is a quiet and sought after street in the heart of West Putney with convenient access to the open spaces of Barnes Common, the Riverside path, along with the shops and restaurants on the Lower Richmond Road. There are excellent transport links with bus routes to Fulham and Chelsea and 1 mile from Putney Bridge.

Sole Agents.

## AMENITIES

- One bedroom
- Light filled reception room
- Share of Freehold
- Moments from the river

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

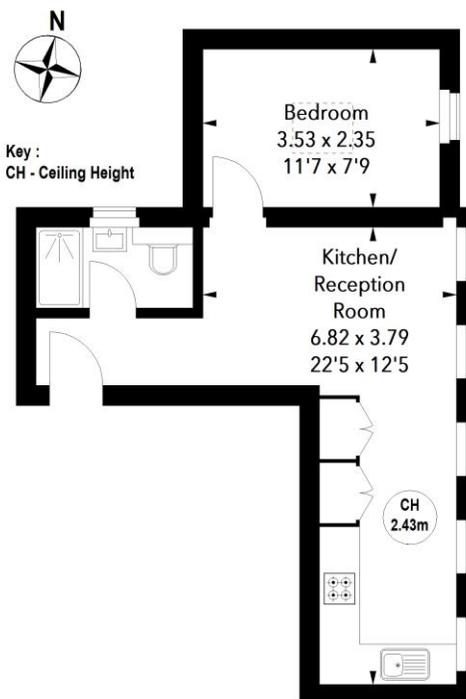
**A DELIGHTFUL AND WELL PRESENTED ONE BEDROOM FLAT WITH AN ABUNDANCE OF NATURAL LIGHT, LOCATED ON A QUIET AND POPULAR TREE LINED ROAD WITH EASY ACCESS TO THE RIVER, THE OPEN SPACES OF BARNES COMMON AND THE SHOPS AND RESTAURANTS ON THE LOWER RICHMOND ROAD.**





## Sefton Street, SW15

Approximate Area = 33.35 sq m / 359 sq ft



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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