



**Plaza Gardens, Putney, London, SW15**

**Guide Price: £725,000**

*Leasehold*

# Plaza Gardens, Putney, London, SW15

The large open-plan living and dining area has wonderful views over West London and features hard flooring, creating a sleek, contemporary feel, while the kitchen is fully fitted with integrated appliances. All three bedrooms are carpeted and exceptionally spacious, providing comfortable and versatile accommodation. Both bathrooms are modern and fully tiled. One is fitted with a bath and overhead shower and the other has a walk-in shower. Additional benefits include a private allocated parking space and access to 3 large communal terraces with panoramic views over Central London.

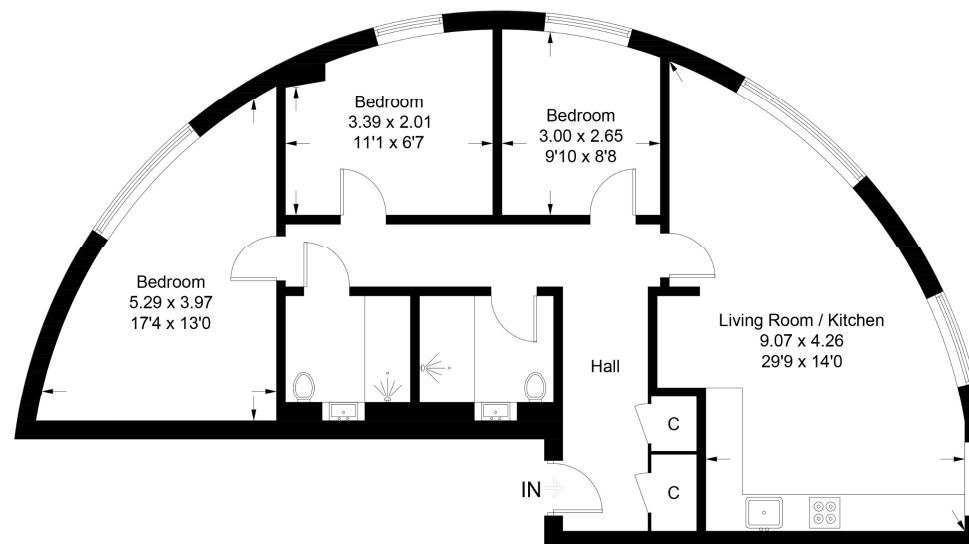
Situated in sought-after Putney, the apartment is close to local shops, restaurants, green spaces and excellent transport links. East Putney Underground Station (District Line) is a 1 minute walk away and Putney mainline station (direct to Waterloo) is within easy walking distance. The flat has convenient road and bus connections to Central London, Clapham Junction and Richmond.

Tenure: Leasehold.  
Council tax band: F.

Council Tax Band:  
Service Charge (per annum): £6,120.00

- Leasehold
- Spacious three bedroom apartment
- Private allocated parking space
- Large open-plan living and dining area with stunning views over West London
- Fully fitted kitchen with integrated appliances
- Two modern

Plaza Gardens, SW15 2DP



Approximate Gross Internal Area = 85.1 sq m / 916 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286820)





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

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.