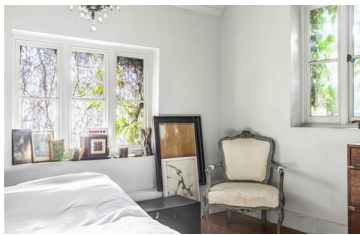




**JAMES  
ANDERSON**



**FOR SALE**

**£1,200,000**

**Putney Park Lane, Putney, SW15**

**Guide Price**

A detached former Victorian gate house situated on the entrance to Putney Park Lane. Infused with historical charm and architectural character, the property measures 1549 Sq Ft and boasts three reception rooms which includes a large open plan kitchen/living room, study, dining room and conservatory. Upstairs are three bedrooms and a large bathroom. An incredibly unique opportunity with huge potential.

The location is ideal, just off the bottom of Putney Park Lane which leads to the open green spaces of Putney Heath and Wimbledon Common. Just a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

EPC rating - D  
Council tax band - F  
Freehold  
No chain

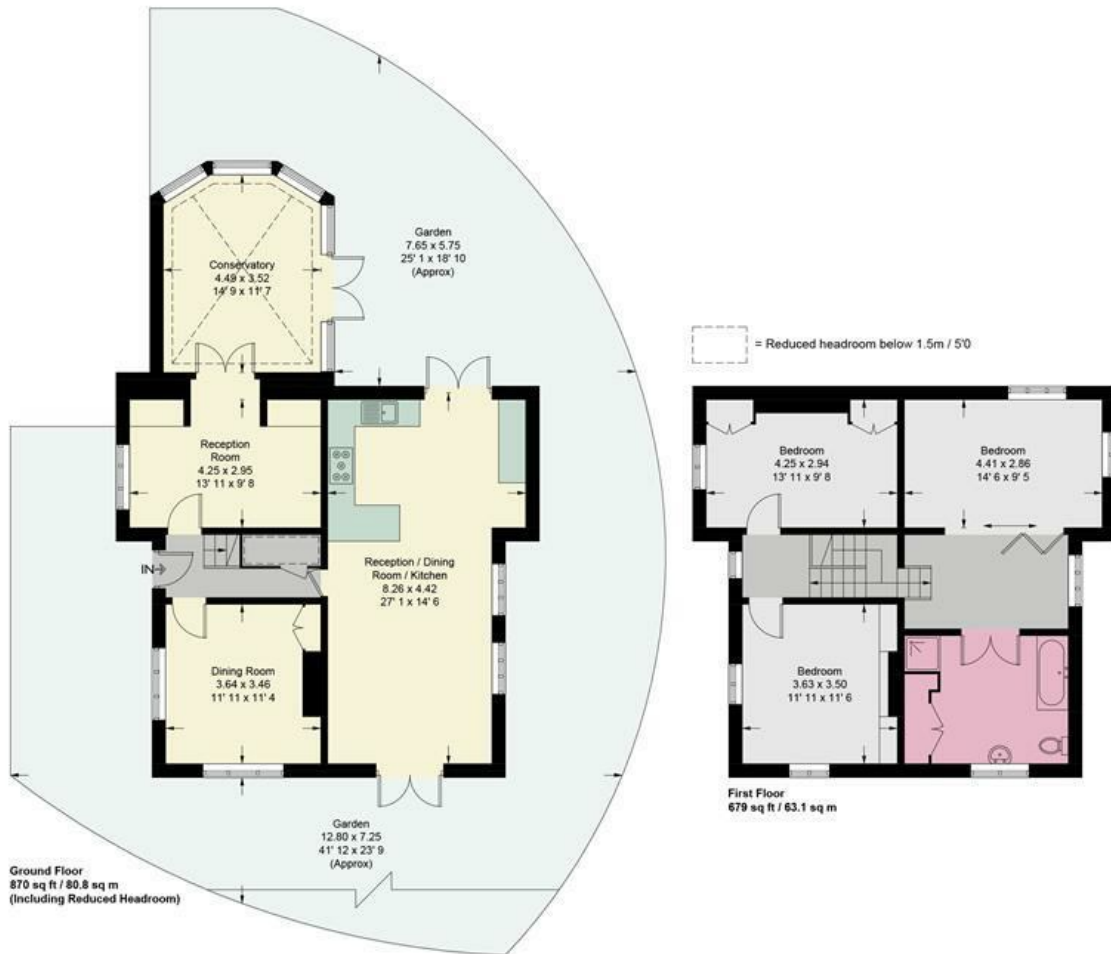


**OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm**

**020 8788 6611**

# North Lodge

Approximate Gross Internal Area = 1538 sq ft / 142.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m  
 Total = 1549 sq ft / 143.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

