



**JAMES
ANDERSON**



FOR SALE

Putney Park Lane, Putney, SW15

£750,000

Price

This rare to the market, stylish family home has been meticulously refurbished by the existing owner while offering ample living space suited for entertaining, an insulated garden room currently used as a home office and a leafy, peaceful and private location in the highly regarded Putney Park Lane.

Refurbished and lovingly cared for by the existing owner, this lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals, while the home is not overlooked from either side.

Downstairs the property benefits from a comfortable living room and a beautiful kitchen/diner with doors leading to a sunny west facing garden, while the garden office provides a flexible space to work from home.



Two Double Bedrooms



Bathroom Suite



Open Plan Living Suited For Entertaining



Stylish Fitted Kitchen



EPC Rating - C



Well Placed For Transport Links



Catchment To Highly Regarded Schools



Quiet & Peaceful Location With A Village Feel



Secluded Garden With Home Office



Within Walking Distance To Shops & Amenities



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

020 8788 6611

Putney Park Lane

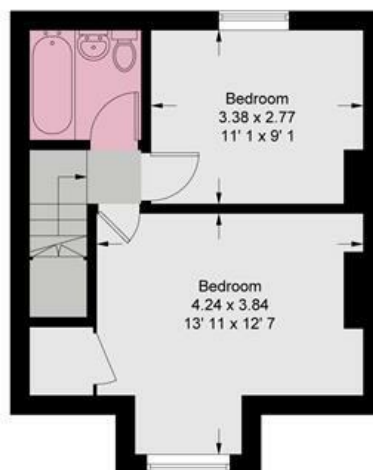
Approximate Gross Internal Area = 795 sq ft / 73.8 sq m
 Garden Room = 78 sq ft / 7.3 sq m
 Store = 27 sq ft / 2.5 sq m
 Total = 900 sq ft / 83.6 sq m



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Ground Floor
446 sq ft / 41.4 sq m



First Floor
349 sq ft / 32.4 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) A | | | 88 |
| (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 | | 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 | | | |
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