



JAMES
ANDERSON

Ashlone Road
Putney SW15





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This bright and spacious period home offers ample living space spread over three floors while located on a highly regarded road in West Putney only a short stroll from the River Thames, Leaders Gardens, shops, restaurants, green open spaces and transport.

The ground floor accommodation comprises of a spacious free flowing lounge suited for entertaining leading to an extended fitted kitchen/dining area with doors to the sunny and well maintained rear garden.

Upstairs features two double bedrooms and a three piece bathroom suite while the extended second floor offers an excellent sized double bedroom with en-suite shower room and eaves storage.

A viewing is highly recommended.

Ashlone Road is located just off the Lower Richmond Road in the heart of West Putney with easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just 0.8 miles away. There are numerous local bus routes providing easy access into the City, West End. The Putney Thames Embankment is a short walk from this charming property.

Tenure - Freehold

Council Tax - G

EPC - TBC



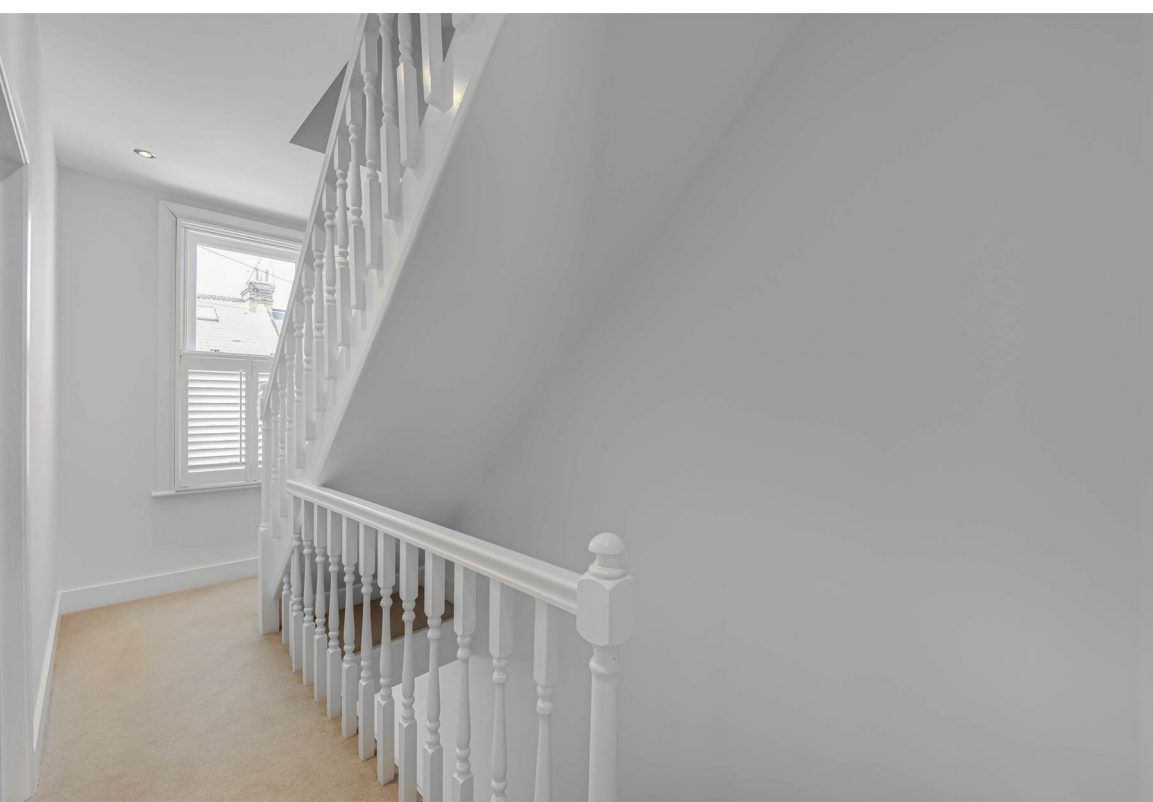












Ashlone Road

Approximate Gross Internal Area = 1165 sq ft / 108.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 78 sq ft / 7.2 sq m
Total = 1243 sq ft / 115.5 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.





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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |