



**JAMES  
ANDERSON**



## FOR SALE

**£850,000**

Gibbon Walk, Putney, SW15

Guide Price

Refurbished to the highest of standards by the existing owners is this well presented three bedroom family home located on a quiet and peaceful road within the highly regarded Dover House Conservation Area.

This home has been meticulously designed, revamped and extended to provide a modern free flowing living space with accommodation on the ground floor comprising a welcoming hallway, stylish WC with wash hand basin, modern fitted kitchen with integrated appliances alongside an extended open plan reception room suited for entertaining with direct access to a sunny rear garden which retains side access.

The first floor offers three good sized bedrooms with ample storage, a modern three piece bathroom suite and loft storage.

A viewing is highly recommend for a home of this calibre.

Gibbon Walk is located within the ever popular Dover House Conservation area, benefitting from the picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Three Bedrooms



Bathroom Suite



Spacious Lounge



Newly Fitted Stylish Kitchen



EPC Rating - C



Transport Links Nearby



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location



Recently Refurbished & Extended



Moments From Green Open Spaces

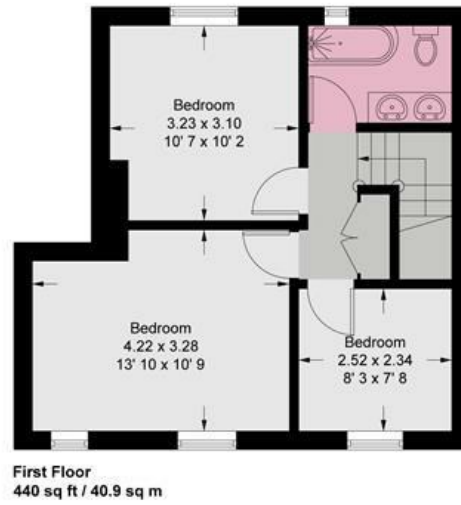


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# Gibbon Walk

Approximate Gross Internal Area = 975 sq ft / 90.6 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>85</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 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	

