



**JAMES  
ANDERSON**



## FOR SALE





**£750,000**

### The Coach House, 55 Putney Hill, London, SW15

New to the market, a split level 807 Sq ft two bedroom former coach house located on Putney Hill. This charming property is immaculately presented and benefits from its own entrance with a beautiful open plan reception space. The current owner has created lots of storage in the living room and dining area with a range of bespoke carpentry. A modern kitchen is fully equipped with a utility cupboard housing the washing machine and providing further storage. Upstairs are two spacious double bedrooms, both feature fitted wardrobes and the main bedroom benefits from an En-suite shower room.

The main dwelling next door forms part of the original grounds, is set back from the road with an impressive driveway and well maintained communal gardens for residents. There are two designated parking spaces adjacent to the property.

It is seventeen-minute walk to East Putney underground station and a twelve-minute walk to Putney Overground Station. Opposite the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.

-  Two double bedrooms
-  Two bathrooms, one en-suite
-  Open plan living space
-  Modern fitted kitchen, utility cupboard
-  EPC rating D - council tax band F - leasehold
-  Off street parking for two vehicles
-  Private entrance
-  Lovely communal grounds
-  807 Sq ft
- 



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

**0208 785 4400**

# Coach House

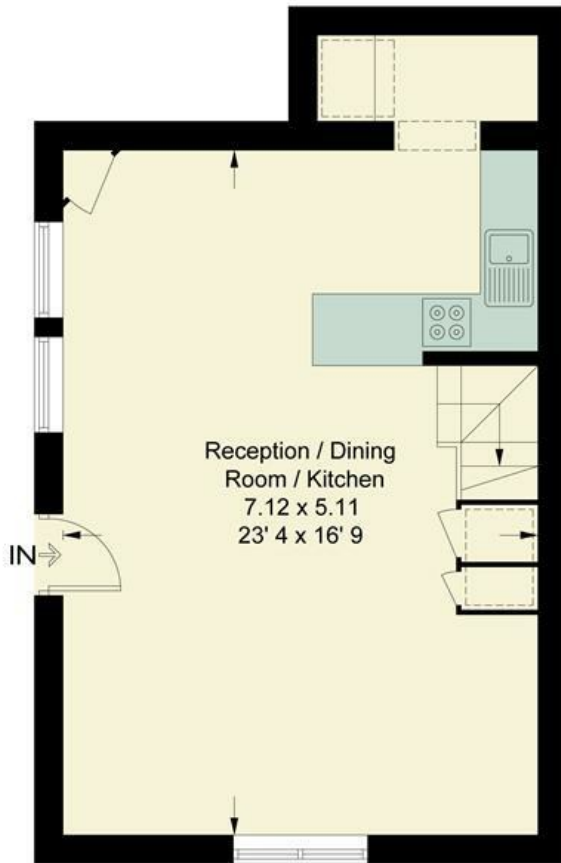
Approximate Gross Internal Area = 791 sq ft / 73.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 16 sq ft / 1.5 sq m  
 Total = 807 sq ft / 75 sq m



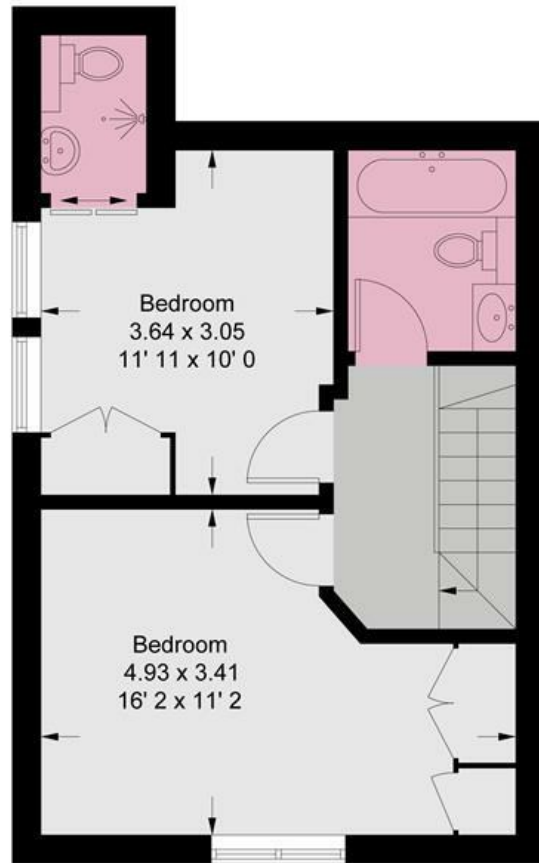
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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 412 sq ft / 38.3 sq m  
 (Including Reduced Headroom)



**First Floor**  
 395 sq ft / 36.7 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>		
(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>72</b>	<b>79</b>
<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	

