



**JAMES
ANDERSON**



FOR SALE

£450,000

Bessborough Road, Putney, SW15

Guide Price











Having been refurbished from top to bottom this stylish spacious split level apartment provides ample living space and an excellent sized garden suited for entertaining in the upcoming summer months.

As you step through the door the ground floor provides open plan living with a high specification fitted kitchen with breakfast bar and dining area alongside a WC with wash hand basin.

Outside provides a lovely sun terrace/decking with seating area with steps down to a lawn with rear access.

Upstairs provides three spacious bedrooms with fitted storage in the hallway alongside a modernised three piece bathroom suite.

Bessborough Road is a short walk from the wide-open spaces of Putney Heath and Wimbledon Common. Also close at hand is Roehampton High Street and Waitrose local. There also numerous buses with swift access to Putney, Barnes and beyond.

-  Three Bedrooms
-  Bathroom Suite With Two Sinks
-  Open Plan Living
-  Fitted Kitchen With Breakfast Bar
-  EPC Rating - C
-  Easy Access To Transport
-  Local Schools Nearby
-  Decking With Steps Down To Private Garden
-  Homely Feel With Accommodation Spread Over Two Floors
-  Stylish Finish And Refurbished By The Existing Owners

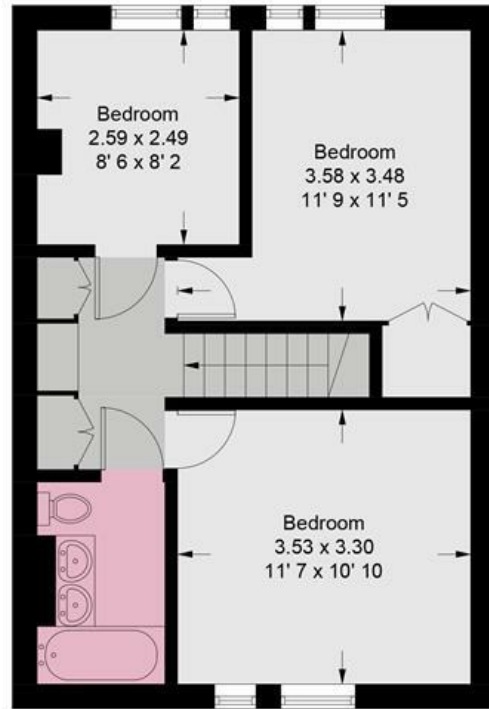


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



Ground Floor
410 sq ft / 38.1 sq m



First Floor
462 sq ft / 42.9 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) A			
(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			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

