



**JAMES  
ANDERSON**



# FOR SALE

# £850,000

## The Footpath, Putney, SW15

Guide Price

This extended three double bedroom family home is offered to the market chain free while providing ample living space suited for entertaining, a sizeable garden and a quiet and peaceful location.

Offering over 900sqft with flexible living accommodation to accommodate families and young working professionals, homes on this road are a rare find.

The ground floor comprises of a entry hallway, spacious open plan lounge/kitchen area with space to dine alongside a good sized bedroom with en-suite shower room while the garden is very secluded and provides side and rear access. Upstairs offers two double bedrooms and a three piece bathroom suite.

The Footpath is located within the ever popular Dover House Conservation area, benefiting from the Putney heath, 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.

Tenure - Freehold  
Council Tax Band - E  
EPC Rating - D

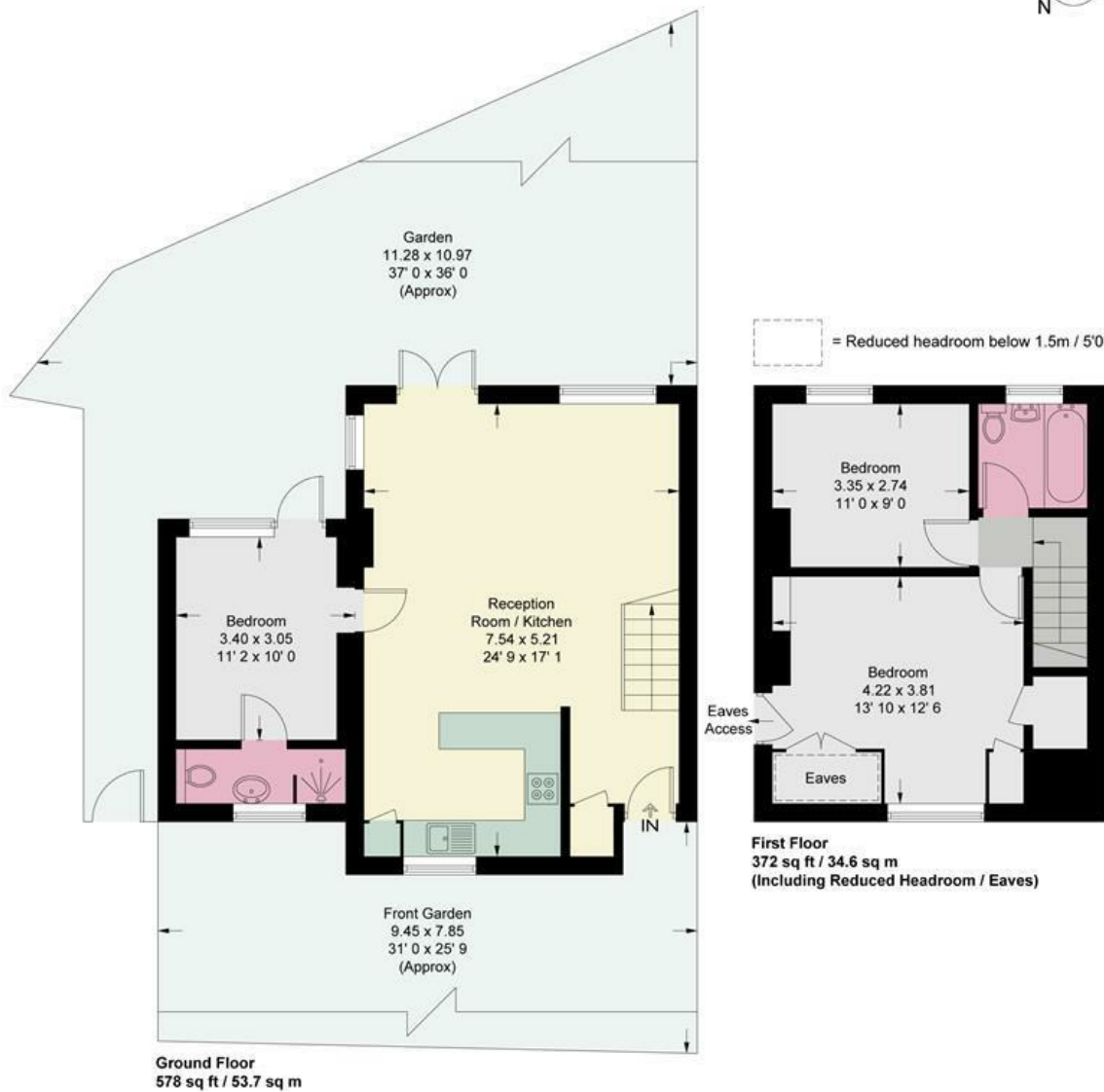


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# The Footpath

Approximate Gross Internal Area = 936 sq ft / 87 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 14 sq ft / 1.3 sq m  
 Total = 950 sq ft / 88.3 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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		
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