



**JAMES  
ANDERSON**



# FOR SALE

Burke Close, Putney, SW15

# £530,000

Guide Price

A brilliant freehold house located on the borders of Putney, Barnes and East Sheen and only a short walk to shops, bars, restaurants and transport links into the city. There are also some excellent local Schools and Richmond Park is nearby.

The property provides spacious accommodation throughout and benefits from having a private west facing garden. There is a large reception room, dining/kitchen area and w.c on the ground floor, with three bedrooms and a family bathroom on the second floor. There is ample storage on both levels and extra storage space in the loft. An ideal family home or buy to let investment and with no onward chain. Given the growing popularity of this area, especially among first time buyers, a viewing is highly recommended. There is a garage attached to the property which could be converted into further living accommodation (STPP) for further information, please speak to our sales team.



Three Bedrooms



Bathroom, Potential for Two



Front Reception Room



Fitted Kitchen/Dining Room



Freehold House



Excellent Transport Links



Outstanding Schools Close By



Moments from Richmond Park



Garage Attached to Property, potential to convert (STPP)



No Onward Chain

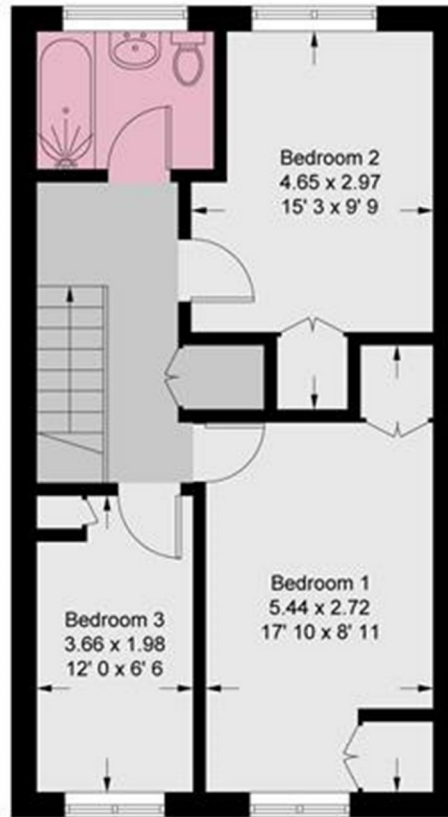


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020 8788 6611



= Reduced headroom below 1.5m / 5'0



**First Floor**  
480 sq ft / 44.6 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>76</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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