



JAMES ANDERSON



FOR SALE

£335,000

Aubyn Square, Putney, SW15

Guide Price

A split level purpose built three/four bedroom maisonette offering over 800sqft of accommodation located on the borders of Putney, Barnes and East Sheen. close to transport, shops, schools and green open spaces.






The first floor comprises of a fully fitted kitchen, reception room, double bedroom, WC with wash hand basin and a bathroom while upstairs features three further double bedrooms with built in storage. Resident permit parking is included.

Acting as an ideal family home or buy to let investment, a viewing is highly recommended.

Only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a number of excellent locals schools, nurseries, Barnes farmers market, the River Thames and Richmond Park.

EPC Rating - E

-  Four Bedrooms
-  Bathroom Suite
-  Reception Room
-  Kitchen
-  EPC Rating - E

-  Transport Links Wlthin Easy Reach
-  Moments From Schools
-  Quiet Location
-  Chain Free
-  The Lease Has Now Been Extended, With 215 Years Remaining

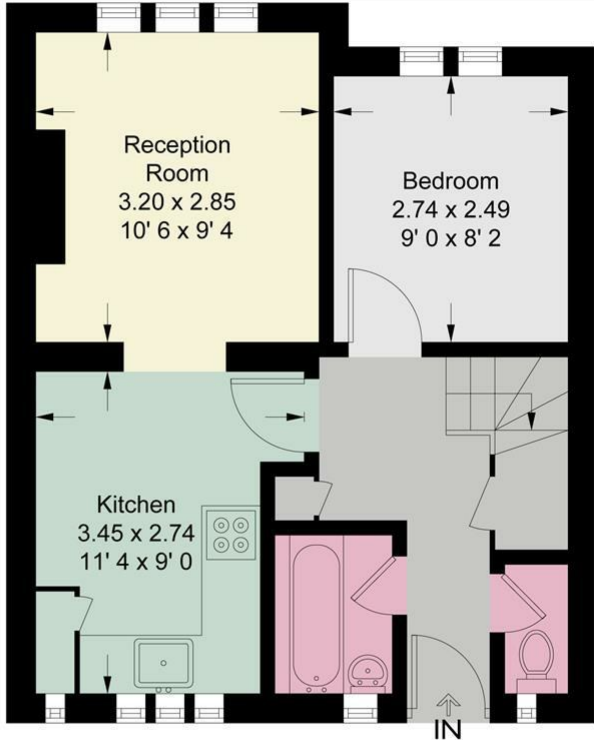


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

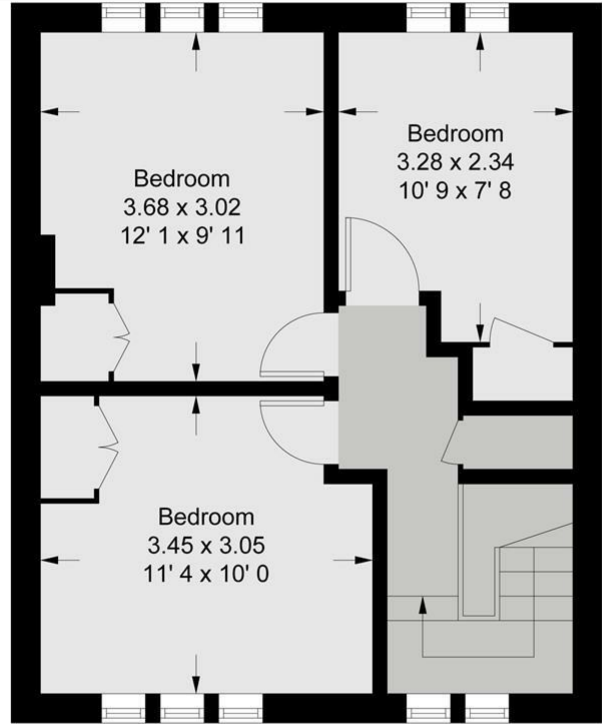
020 8788 6611

Aubyn Square

Approximate Gross Internal Area = 809 sq ft / 75.2 sq m



First Floor
399 sq ft / 37.1 sq m



Second Floor
410 sq ft / 38.1 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		
	49	69
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

