



**JAMES  
ANDERSON**



## **FOR SALE**

Burke Close, London, SW15

## **£610,000**

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.

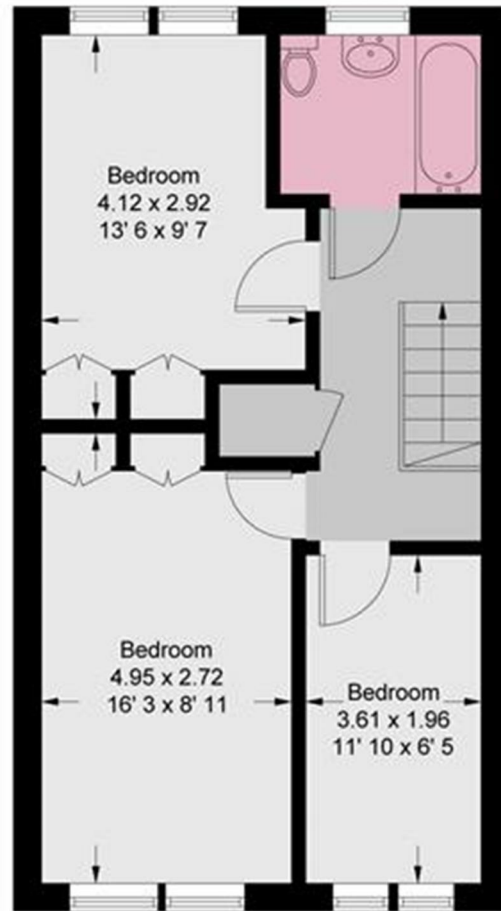
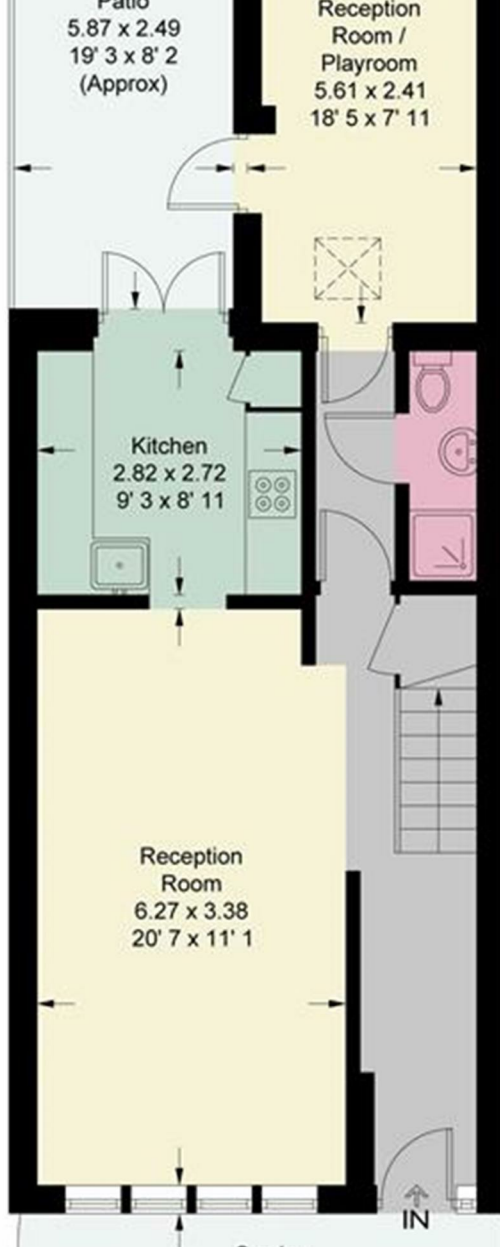
The property provides spacious accommodation throughout and benefits from having a private west facing garden. There is a large reception room, kitchen area and shower room with WC & wash hand basin on the ground floor while the garage has been converted to provide a multi-room function. Upstairs offers three spacious bedrooms and a family bathroom suite.

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.



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

020 8788 6611



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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>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>		
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