



JAMES  
ANDERSON



## FOR SALE

Fanthorpe Street, Putney, SW15

**£650,000**

Guide Price

This rare to the market two double bedroom period apartment offers provides ample living space, high ceiling with character features, basement level for storage and a private rear garden with direct access.

Homes in this location are a rare find and we would advise a viewing at the earliest opportunity especially as the FREEHOLD is included in the sale.

Accommodation comprises of two spacious bedrooms with one currently used as a reception room, dining room, fitted kitchen and three piece bathroom suite.

The garden is nice and secluded while the basement provides an excellent area for storage. Several basements have been converted in the local area to provide further accommodation (STPP)

Fanthorpe Street is conveniently located just moments from all of the Lower Richmond Road's shops, bars, restaurants, the River Thames and excellent transport links into the city.

Tenure - Freehold



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

020 8788 6611

# Fanthorpe Street

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m  
 Total = 787 sq ft / 73.1 sq m



**JAMES  
ANDERSON**



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
<i>Very energy efficient - lower running costs</i>		
(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>		
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

