



**JAMES
ANDERSON**



FOR SALE

£775,000

Norroy Road, London, SW15

Nestled on the charming Norroy Road in Putney, this exquisite ground floor maisonette offers a perfect blend of modern living and Victorian charm. Recently renovated and extended to a high specification, this property boasts an inviting open plan living area that seamlessly connects to a stunning kitchen, complete with integrated appliances. The bi-folding doors flood the space with natural light and provide a delightful view of the private south-facing garden, ideal for enjoying sunny afternoons or hosting gatherings.

This maisonette features two well-proportioned bedrooms with fitted wardrobes and a tastefully designed bathroom. Additionally, the property includes a tanked cellar, offering extra storage and many other uses depending on the purchaser's requirements.

With no onward chain, this home is ready for you to move in and make it your own. The share of freehold adds to the appeal, providing a sense of ownership and stability.

The property is well-positioned close to Putney High Street, with its excellent selection of shops, restaurants, and the Mainline Station (Waterloo). The nearest underground station is East Putney (District Line). The area boasts some of the top ranking schools in London both independent and state.



Two Double Bedrooms



Stunning Modern Bathroom



Open Plan Living, Bi-Folding Doors



High Specification Kitchen, Integrated Appliances



EPC Rating D/ Council Tax Band D/ Share of Freehold



Superb Transport Links



Outstanding Local Schools



Private, South Facing Garden



Tanked Cellar



Fully Renovated, No Onward Chain



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0208 785 4400

Norroy Road

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m



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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			
England & Wales	EU Directive 2002/91/EC	66	71

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		

