



**JAMES
ANDERSON**

Spencer Walk
London SW15
£800,000



Spencer Walk London SW15

A rarely available, two bedroom freehold mews house nestled in the heart of West Putney, presented in beautiful condition with a south facing garden, off street parking for two vehicles, located at the end of Spencer Walk in a quiet, private gated Cul-De-Sac.

This charming property has been remodelled by the current owners and comprises a light and airy open plan living space with feature bay window, shaker kitchen with integrated appliances, lots of storage, space to dine and a cosy sitting area overlooking the garden. Unlike neighbouring properties, the reconfigured layout includes a downstairs WC and a larger master bedroom.

Upstairs is a modern bathroom, two double bedrooms, the main bedroom has been significantly enlarged by the remodelling and has two large windows with plantation fitted shutters and built-in wardrobes. The second bedroom is a double room overlooking the garden, currently set up as a study with a day bed.

The garden is a particular feature of this home, south facing, low maintenance and immaculately presented, offering plenty of space to entertain for summer BBQs. There is also a large timber shed providing lots of storage.

Spencer Walk is an incredibly popular, tree-lined street just a short walk from Putney High Street, Lower and Upper Richmond Road, Putney riverside and most importantly, outstanding primary schools, including Our Lady of Victories Catholic Primary School.

Freehold
EPC Rating C
Council Tax Band F



















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Approximate Gross Internal Area = 646 sq ft / 60.1 sq m

Shed = 21 sq ft / 2 sq m

Total = 667 sq ft / 62.1 sq m

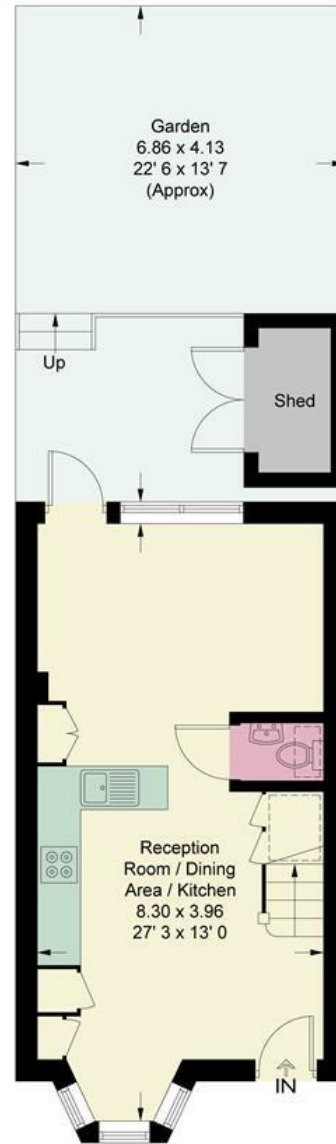


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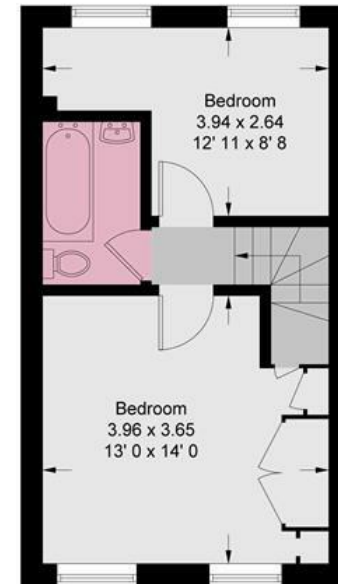


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Ground Floor
328 sq ft / 30.5 sq m
(Including Reduced Headroom)



First Floor
318 sq ft / 29.6 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.

