



**JAMES
ANDERSON**



FOR SALE

£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.



Two Bedrooms



Modern Bathroom



Open Plan Living



Fully Equipped Shaker Kitchen



EPC Rating C, Council Tax Band F, Freehold



Excellent Transport Links



Within Outstanding School Catchment



Landscaped Private Garden



Two Private Parking Spaces



Immaculate Condition



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

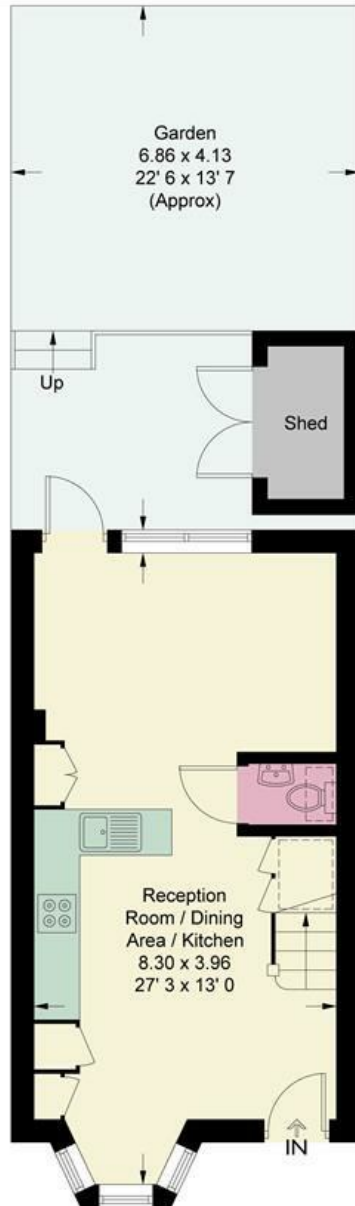
0208 785 4400

Spencer Walk

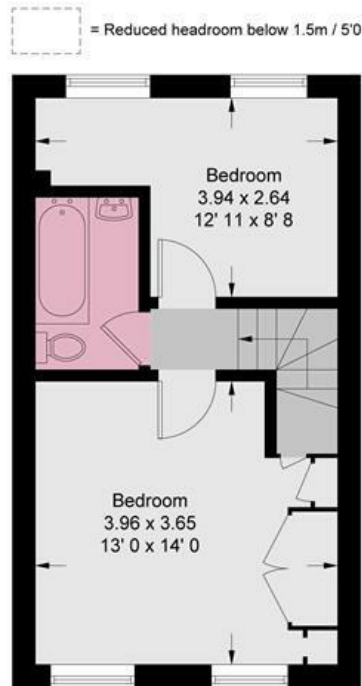
Approximate Gross Internal Area = 646 sq ft / 60.1 sq m
 Shed = 21 sq ft / 2 sq m
 Total = 667 sq ft / 62.1 sq m



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



First Floor
 318 sq ft / 29.6 sq m



= Reduced headroom below 1.5m / 5'0"

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		88
(81-91) B		
(69-80) C	70	
(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	

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	

