



**JAMES  
ANDERSON**

Bangalore Street  
London SW15  
By Auction £1,350,000



## Bangalore Street London SW15

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,350,000.

Offering over 2000sqft this wonderful period home provides ample living space and a high specification finish while being located in one of West Putney's premier roads.

Bangalore Street is a prime West Putney location, situated on a quiet road yet only minutes from Lower Richmond Road and Putney High Street. This area offers a vibrant mix of retailers, coffee shops, and excellent transport links, including mainline and underground trains, bus route and river boat service.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.





















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# Bangalore Street

Approximate Gross Internal Area = 2113 sq ft / 196.3 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 366 sq ft / 34 sq m



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Putney  
SW15 1LL

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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.

