



JAMES  
ANDERSON



## FOR SALE

**£695,000**

Henty Walk, London, SW15

Guide Price

Refurbished by the existing owners this lovely two double bedroom home provides flexible living space and has the potential to be extended (STPP) while being located in a quiet and peaceful road in the highly sought-after Dover House conservation area.

The private garden is a standout feature, offering a tranquil space perfect for al-fresco dining or simply unwinding in the upcoming summer sun.

On the ground floor, you'll find a spacious reception room, dining room, and a fully fitted kitchen with rear access. Upstairs, there are two generously sized bedrooms and a well-appointed three-piece shower suite.

Henty Walk offers a fantastic location with a blend of quiet residential charm and easy access to local amenities. Situated in the sought-after Dover House conservation area, it provides a peaceful setting while still being close to Barnes Station, Putney Heath, Richard Park and the vibrant Putney High Street. The area is well-connected with both underground and overground stations nearby, making commuting a breeze. Plus, the tree-lined streets and proximity to green spaces enhance the overall appeal, offering a tranquil yet convenient lifestyle.



Two Double Bedrooms



Shower Suite



Ample Living Space Suited For Entertaining



Fitted Kitchen



EPC Rating -



Easy Access To Transport Links



Catchment For Highly Regarded Schools



Quiet & Peaceful Location Suited For Families



Excellent Sized Sunny Rear Garden



Refurbished By Existing Owners



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

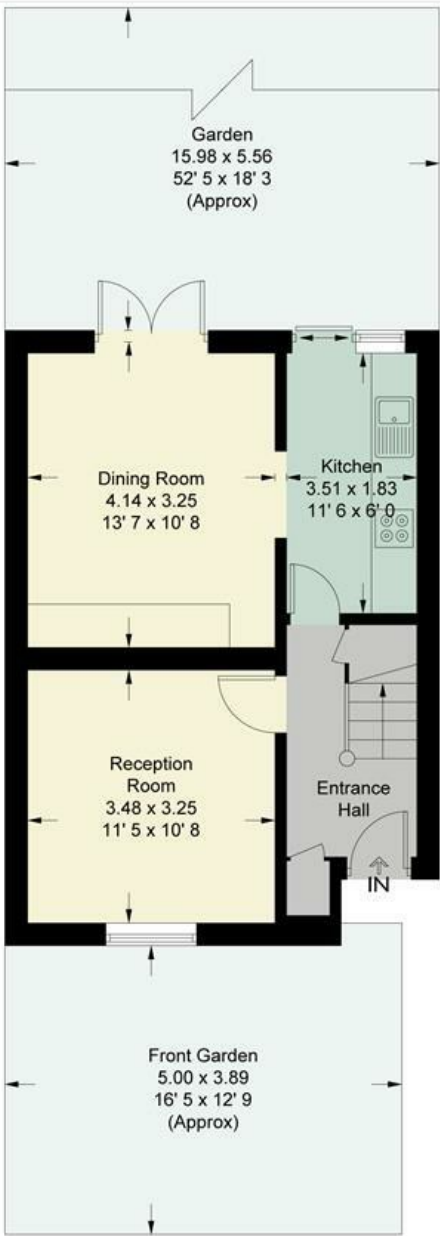
020 8788 6611

# Henty Walk

Approximate Gross Internal Area = 776 sq ft / 72.1 sq m



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**Ground Floor**  
426 sq ft / 39.6 sq m



**First Floor**  
350 sq ft / 32.5 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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