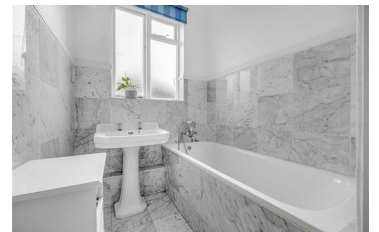




JAMES  
ANDERSON



## FOR SALE

Borneo Street, Putney, SW15

Situated in a quiet street in the heart of West Putney is this wonderful three bedroom apartment providing ample living space with high ceilings and many original period features.

Accommodation comprises of two double bedrooms, one single or study, two bathrooms and a spacious kitchen/dining room perfectly suited for entertaining friends and family. This property benefits from its own private entrance, provides ample loft storage while also having the potential to add an additional bedroom with en-suite subject to planning permission and consent from the freeholder. The loft is owned by this property.

Borneo Street is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants and bars, very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

EPC rating: D  
Leasehold: 165 Years

## £725,000

Offers In Excess Of



Three Bedrooms



Two Bathrooms



Reception Room, Bay Window



Fitted Kitchen/Dining Room Suited For Entertaining



Leasehold, EPC Rating D, Council Tax Band E



Excellent Transport Links



Outstanding Local Schools



Quiet & Peaceful Location



Private Entrance, 912sqft



No Onward Chain, Potential to convert the loft space (STPP) the loft is owned by this property



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

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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) <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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

