



JAMES
ANDERSON



FOR SALE

£845,000





Putney Park Lane, Putney, SW15






Guide Price

Putney Park Lane is a very well presented three bedroom family home located in the highly desirable Dover House Conservation area. The accommodation comprises a hallway, reconfigured spacious living room, large open plan kitchen diner complete with appliances and French doors leading to a private west facing garden with rear access. On the first floor are three bedrooms, family bathroom, the master bedroom has the additional benefit of an en-suite shower room.

An amazing example of a traditional family home. The location is ideal, close proximity to from Putney High Street, Riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road with Barnes and Putney train station close by and a selection of bus links immediately available into town.

EPC rating C
Freehold
1001 Sq ft

-  Three Bedrooms
-  Two Bathrooms
-  Open Plan Living Space
-  Stunning Modern Fitted Kitchen
-  EPC Rating - C

-  Excellent Transport Links
-  Outstanding Local Schools
-  Quiet, Leafy Location
-  1000 Sq Ft, Freehold
-  West Facing Garden



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

020 8788 6611



Ground Floor
499 sq ft / 46.4 sq m



First Floor
502 sq ft / 46.6 sq m

Putney Park Lane

Approximate Gross Internal Area = 1001 sq ft / 93 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	64
(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		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

