



JAMES
ANDERSON



FOR SALE

Beaufort Close, London, SW15

£1,470,000

Asking Price

Nestled in the desirable Beaufort Close within Highlands Heath, Putney, this splendid end-of-terrace house offers a perfect blend of comfort and modern living. Spanning over three floors and boasting an impressive 1628 square feet, the property features three well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, including a formal space on the raised ground floor, perfect for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the expansive kitchen/living/dining area, which is enhanced by bi-folding doors that seamlessly connect the indoor space to the large landscaped garden. This private outdoor oasis, complete with side access and an electric awning, provides an excellent setting for gatherings and relaxation, all while being not overlooked by neighbouring properties.

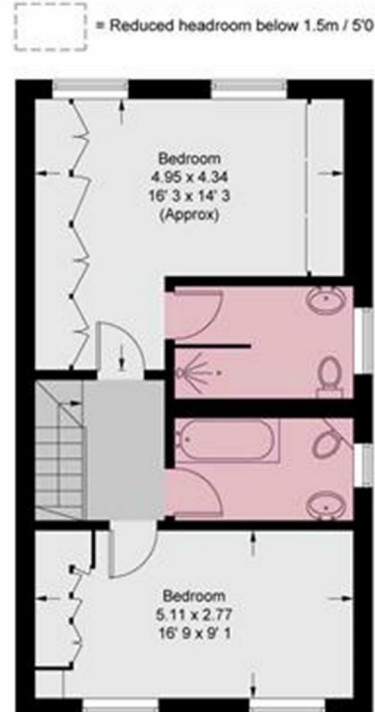
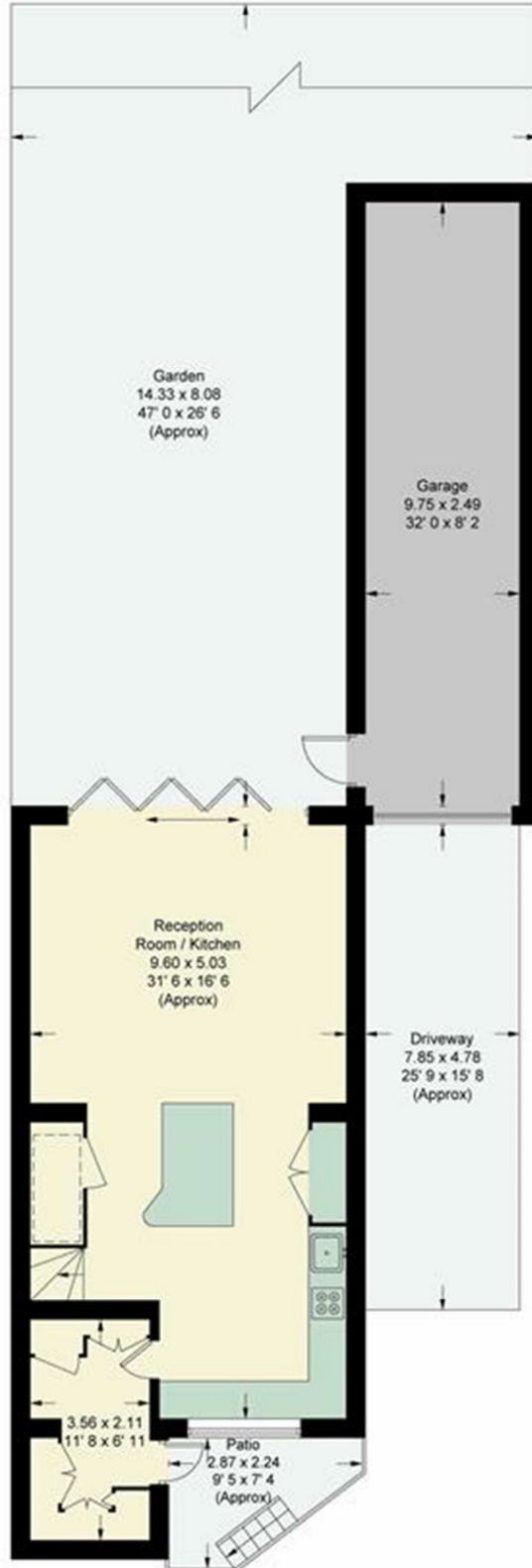
Additional conveniences include a study, a utility room, and a double-length garage, complemented by a driveway that accommodates two allocated parking spaces. The property is situated within a secure gated community, offering peace of mind with an on-site caretaker and a reasonable service charge of £485 per month, which covers refuse collection from Monday to Friday.

The location is truly exceptional, with the natural beauty of Putney Heath and Wimbledon Common just a stone's throw away, providing ample opportunities for outdoor activities and leisurely strolls. This home presents a rare opportunity to enjoy a tranquil lifestyle in a vibrant community. This property is not to be missed for those seeking a harmonious blend of space, style, and convenience in one of London's most sought-after areas.

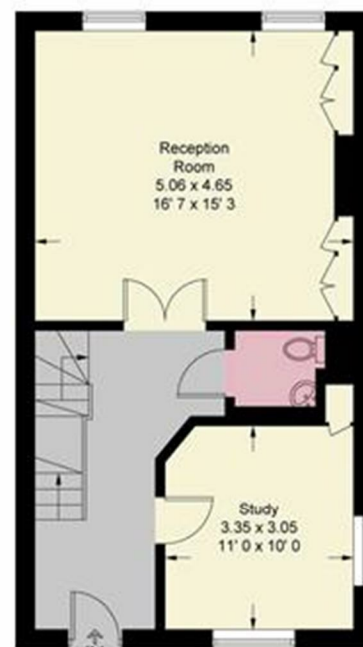


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



First Floor
523 sq ft / 48.6 sq m



Ground Floor
529 sq ft / 49.1 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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