



JAMES  
ANDERSON



## FOR SALE

**£550,000**

Mexfield Road, London, SW15

Nestled on the desirable Mexfield Road in Putney, this splendid first and second floor maisonette offers a perfect blend of comfort and convenience. Spanning over 1100 square feet, the property boasts three well-proportioned bedrooms and three modern bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will appreciate the private entrance that leads you into a welcoming reception room, perfect for relaxation or entertaining guests. The separate kitchen is thoughtfully designed, providing ample space for culinary pursuits. The layout of the maisonette ensures a harmonious flow between the living areas, enhancing the overall living experience.

This property comes with the added benefit of no onward chain, allowing for a smooth transition for prospective buyers. With a 99-year lease in place, you can enjoy peace of mind in your investment. The location is truly superb, situated close to East Putney Underground station, which offers excellent transport links to central London. Additionally, the picturesque Wandsworth Park is just a stone's throw away, providing a lovely green space for leisurely strolls or family outings.

Families will also appreciate the catchment area for St Joseph's Catholic Primary School, known for its strong educational reputation. This maisonette is not just a home; it is a lifestyle choice in a vibrant and sought-after neighbourhood.



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

**0208 785 4400**

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Internal Area = 1165 sq ft / 108.3 sq m  
(including  
bedroom)  
40 sq ft / 3.7 sq m



must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to  
This plan must not be relied upon when making property valuations, design considerations or any other such relevant  
onsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in  
s plan or the adequacy, accuracy or completeness of it or any information within it.

