



JAMES
ANDERSON

Mexfield Road
London SW15





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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



Three bedrooms and dressing room



Three bathrooms



Separate modern kitchen



Large reception room with bay window



EPC rating C/ Council tax band E/ Leasehold 99 years remain



Excellent location, close to East Putney Underground and Wandsworth Park



Catchment for St Joseph's Catholic Primary School



1165 Sq Ft with no onward chain



Located on the first and second floor with a private entrance















Mexfield Road

Approximate Gross Internal Area = 1165 sq ft / 108.3 sq m
(Including Reduced Headroom)
Reduced Headroom = 40 sq ft / 3.7 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.



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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		
	78	80
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

