



JAMES
ANDERSON

Woking Close
Putney SW15
Guide Price £400,000



Woking Close Putney SW15

Located just 0.3 miles from Barnes Station and directly opposite the picturesque open spaces of Barnes Common, this generously proportioned three double bedroom split-level maisonette offers comfortable and versatile living in a highly desirable residential area close to Putney.

Set over two floors, the property features a well-designed layout ideal for both families and professional sharers. The ground floor comprises a welcoming entrance hallway with a convenient guest WC, a separate fitted kitchen with ample space for dining or breakfast gatherings, and a bright, airy reception room that opens out to the rear, offering excellent natural light and a feeling of openness.

Upstairs, you will find three spacious double bedrooms, all with plenty of room for wardrobes and additional furniture, as well as a family bathroom. The property also boasts generous built-in storage throughout, making it an ideal choice for those seeking practical living space.

This maisonette benefits from low service charges and council tax, making it an attractive option for both first-time buyers and investors looking for a strong rental yield.

Tucked away on a peaceful, tree-lined residential road near Roehampton Golf Club, the location offers a perfect blend of tranquillity and convenience. Richmond Park, with its vast green spaces and wildlife, is just moments away, while the vibrant amenities of Putney and Barnes—including boutique shops, cosy cafes, restaurants, and excellent transport links—are all within easy reach.

Leasehold - 88 years remain

Service Charge - £1059 For 2024/2025 - can be variable.

Ground Rent - Peppercorn

Council Tax - C

EPC Rating - C



















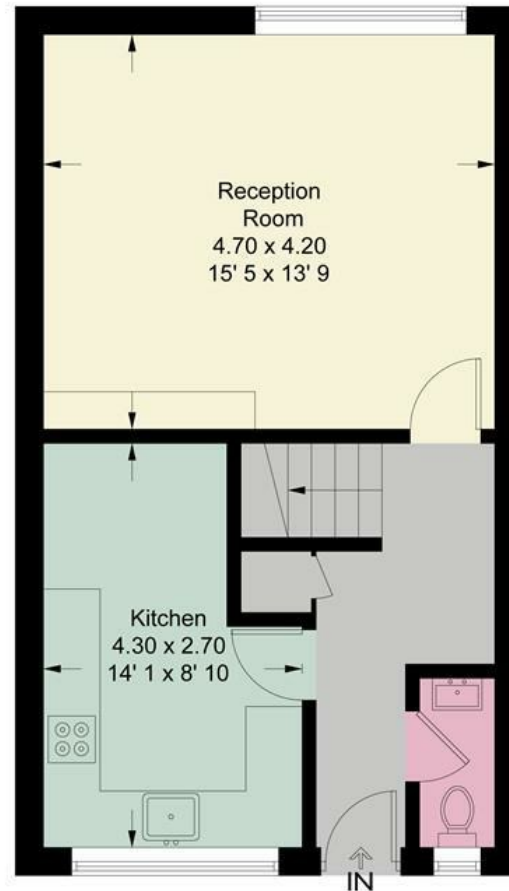
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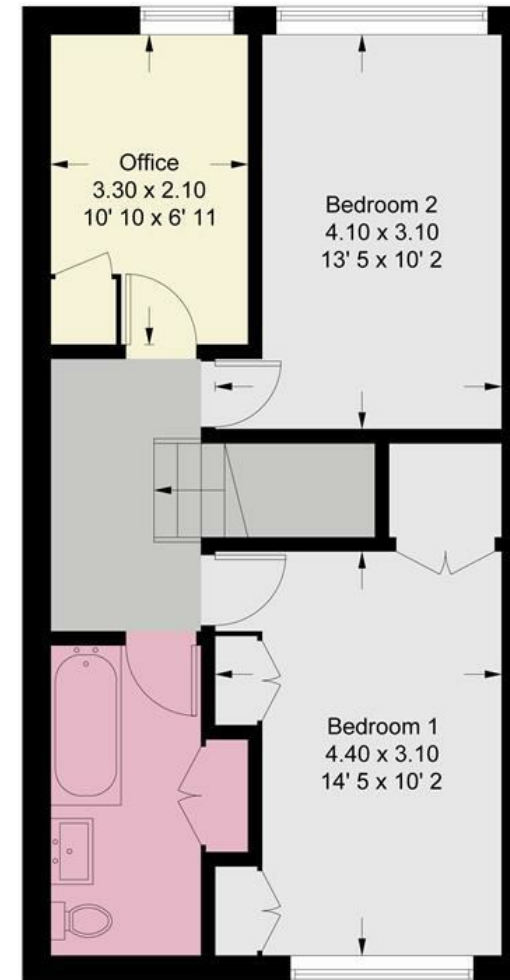
Approximate Gross Internal Area = 954 sq ft / 88.6 sq m



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First Floor
448 sq ft / 41.6 sq m



Second Floor
506 sq ft / 47 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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