



JAMES
ANDERSON



FOR SALE

£400,000

Woking Close, Putney, SW15

Guide Price

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.



Three Double Bedrooms



Upstairs Bathroom Suite & Downstairs WC



Spacious Lounge



Fitted Kitchen



EPC Rating -



Close To Transport Links



Within Catchment For Highly Regarded Schools



Moments From Richmond Park



Chain Free



Split Level Layout



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

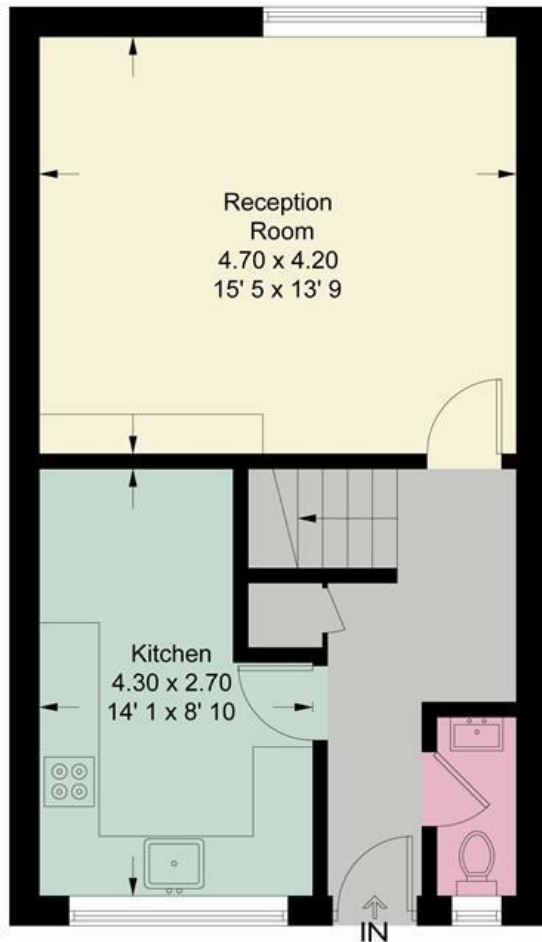
020 8788 6611

Woking Close

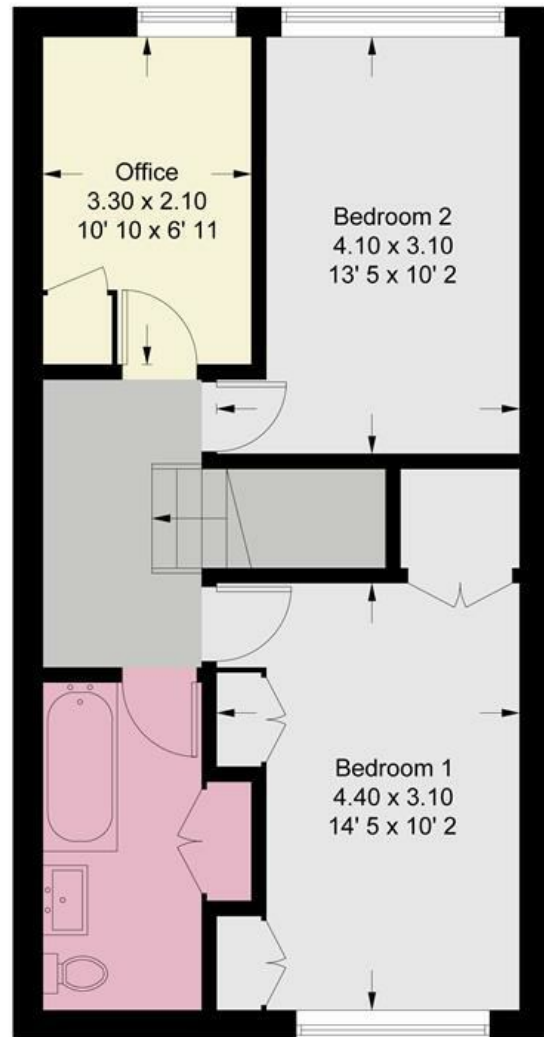
Approximate Gross Internal Area = 954 sq ft / 88.6 sq m



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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.



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

