



JAMES  
ANDERSON



## FOR SALE

£700,000

### Norroy Road, London, SW15

New to the market, a three bedroom split level Victorian mansion flat with a private roof terrace located on Norroy Road, just off Putney High Street.

Spanning over 1000 sq ft, the split-level layout adds character to the property, while the original Victorian features such as stained glass windows and decorative tiled floors add a touch of elegance and history. The property also benefits from a separate study, utility cupboard and a south facing roof terrace which is accessed from the third floor bedroom.

Norroy Road is a highly popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.

Council tax band D  
EPC Rating E



Three bedrooms



One bathroom



Spacious living room, stained glass windows



Kitchen & utility cupboard



Epc rating E - council tax band d - leasehold 142 years remain



Split level



Private roof terrace



No onward chain



1002 Sqft



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

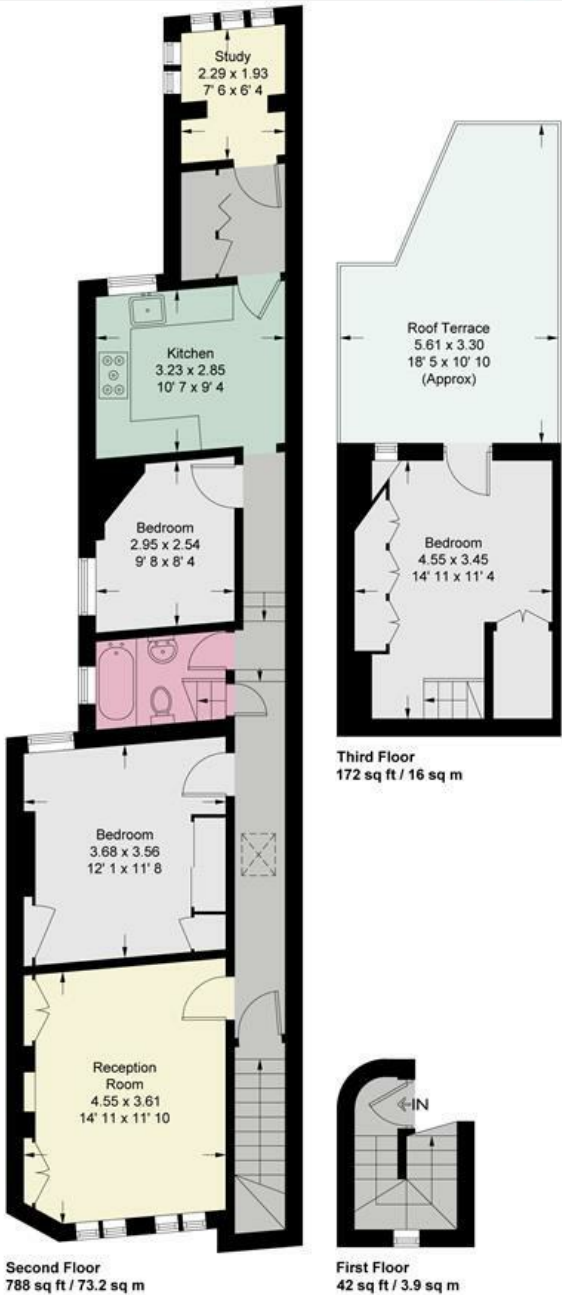
0208 785 4400

Norroy Road

Approximate Gross Internal Area = 1002 sq ft / 93.1 sq m



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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		