



**JAMES
ANDERSON**



FOR SALE

£980,000

Bangalore Street, Putney, SW15

Guide Price

A beautifully refurbished and skilfully extended three bedroom split level period maisonette, set on the highly sought after Bangalore Street in the heart of West Putney. Offered to the market with no onward chain and the entire freehold, this spacious home boasts over 1,300 sq. ft. of well-balanced and thoughtfully designed living space, perfectly blending period charm with contemporary styling.

Accessed via a private entrance, the property opens into a welcoming hallway leading to the heart of the home, a bright and expansive open-plan kitchen/reception room, ideal for entertaining. Featuring high ceilings and a stylish, fully-fitted kitchen with modern appliances and generous workspace, the room is flooded with natural light. Stairs lead down to a secluded private garden, offering a peaceful and low-maintenance outdoor retreat rarely found in properties of this type.

Accommodation on the first floor also includes two generous double bedrooms and a well-appointed three piece family bathroom suite. The layout has been carefully considered to maximise both living and storage space, with tasteful finishes throughout.

The second floor presents a further luxurious four-piece bathroom, including a bath and separate walk-in shower. A few steps lead up to an impressive principal bedroom, benefitting from excellent eaves storage, fitted

-  Three Bedroom Split Level Period Maisonette
-  One Bathroom, One En-Suite
-  Open Plan Living
-  Fitted Kitchen
-  EPC Rating - D
-  Easy Access To Transport
-  Catchment For Highly Regarded Schools
-  Quiet & Peaceful West Putney Location
-  Freehold Included
-  Chain Free



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020 8788 6611

Bangalore Street

Approximate Gross Internal Area = 1376 sq ft / 127.9 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 155 sq ft / 14.4 sq m



= Reduced headroom below 1.5m / 5'0"



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		76
(55-68) D	62	
(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		
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