JAMES ANDERSON

Oakhill Road, Putney SW15

Offering just under 1000 Sq Ft of living accommodation, this beautifully presented two bedroom, two bathroom Victorian split level maisonette is presented in excellent condition throughout with a stunning reception room located in Oakhill Road, just around the corner from East Putney Tube Station and Wandsworth park.

The property comprises a communal entrance hall that leads to the first floor providing a spacious landing, a double bedroom with fitted wardrobes and a fully equipped modern kitchen/breakfast room. The large reception room is a particular feature of this charming property, light and spacious with high ceilings, many period features including feature bay window, gas fire place and fitted cupboards. The second floor features a second double bedroom, spacious en-suite bathroom and fitted wardrobes. The property will be sold with a share of the freehold and does have potential to extend into the loft space to create another double bedroom and roof terrace above the kitchen (STPP) plans available upon request.

This lovely property is a six-minute walk to East Putney station and a ten-minute walk from Putney mainline station, Wandsworth Park and The River Thames. Within easy reach are numerous shops, supermarkets, bars, restaurants and cafes including the Catamaran taking you straight to the west end and the city.

- Two Double Bedrooms
- Two Beautiful Bathrooms
- Excellent Transport Links
- Share of Freehold, 986 Sq Ft
- Potential to Extend (STPP)

= Reduced headroom below 1.5m / 5'0

IN

Ground Floor
17 sq ft / 1.6 sq m

Kitchen
5.03 x 3.35
16' 6 x 11' 0

Bedroom
5.96 x 3.32
19' 7 x 10' 11

Second Floor
236 sq ft / 21.9 sq m

Bedroom
3.95 x 3.89
13' 0 x 12' 9

Reception /
Dining Room
5.75 x 4.52
18' 10 x 14' 10

First Floor
733 sq ft / 68.1 sq m
(Including Reduced Headroom)

Oakhill Road

Approximate Gross Internal Area = 985 sq ft / 91.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 986 sq ft / 91.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	