



JAMES  
ANDERSON



## FOR SALE

**£660,000**

### Ringford Road, Wandsworth, SW18

A split level well presented Victorian garden flat located on Ringford Rd, a quiet, tree lined street just off West Hill on the Putney/Wandsworth borders. This charming property is very light and spacious measuring just under 1000 sq ft of internal accommodation. The ground floor comprises a double bedroom, modern bathroom and kitchen with a large living room providing direct access to a private garden. The first floor provides a double bedroom and separate bathroom. There is also a basement providing additional storage space, to be sold with a share of the freehold.

It is within easy reach of East Putney Underground Station and Putney Mainline Station with their swift West End and City communications. Also close to hand is Wandsworth high street with its wealth of shopping facilities.



Two Bedrooms



Two Bathrooms



Stunning Reception Room



Modern Kitchen



EPC Rating - D



Excellent Transport Links



Outstanding Local Schools



Quiet, Leafy Location

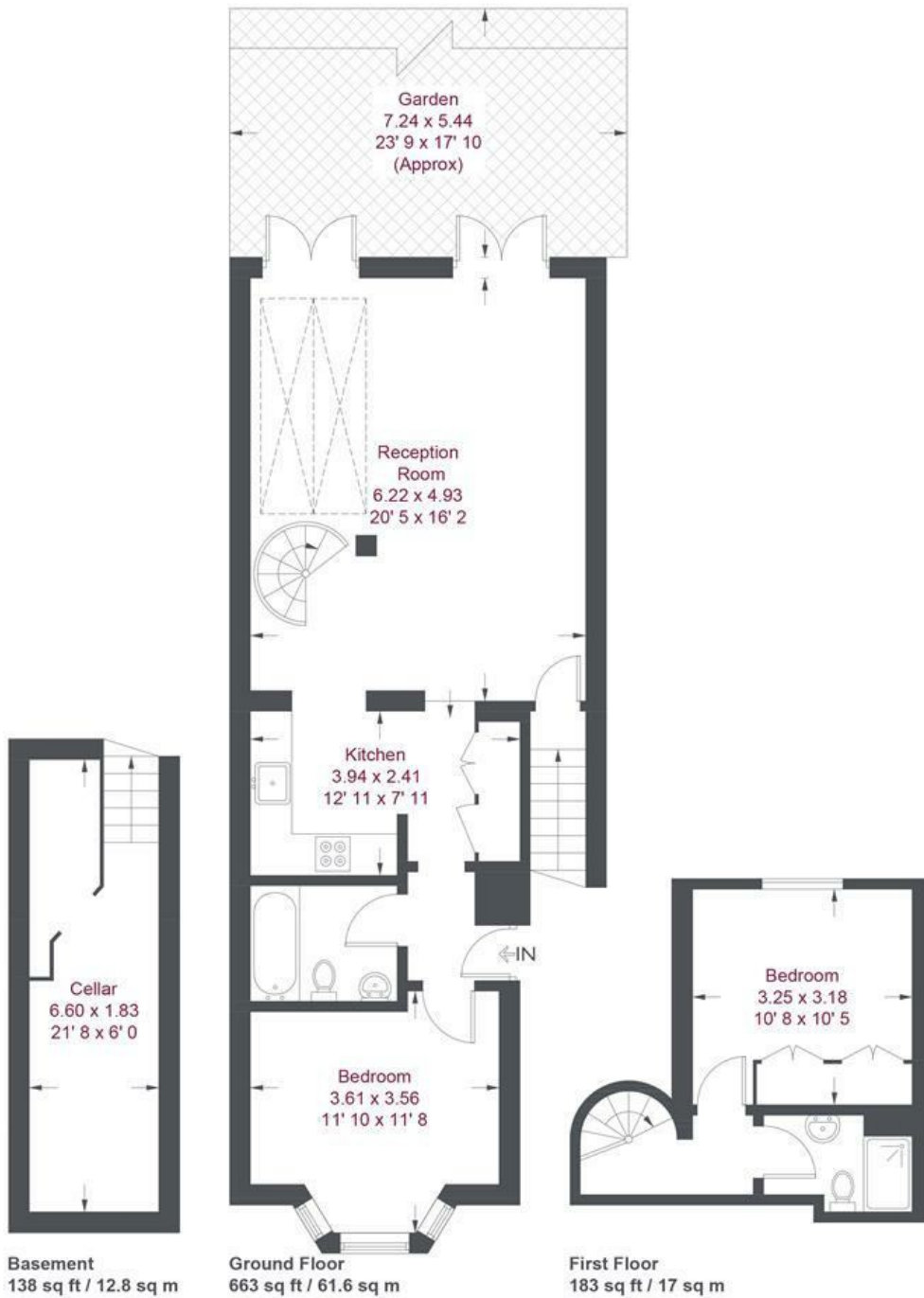


Share of Freehold, 984 Sq Ft



Private Garden





## Ringford Road

Approximate Gross Internal Area = 984 sq ft / 91.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>65</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>63</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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