



**JAMES
ANDERSON**



FOR SALE

£795,000

Fawe Park Road, London, SW15

****Open day Saturday 24th October**** Offering just under 1300 Sq Ft of living accommodation, this well presented two bedroom, two bathroom Victorian split level maisonette is presented in excellent condition throughout with a stunning roof terrace located in Fawe Park Road, just around the corner from Brandlehow Primary School in East Putney.

The property comprises its own front door and entrance hall that lead to the first floor providing a double bedroom with fitted wardrobe, spacious modern kitchen/diner with a small balcony and utility room. The reception room is a particular feature of this charming property, light and spacious with high ceilings, many period features including feature bay window, fitted blinds throughout, gas fire place and fitted cupboards. The second floor features a second double bedroom, spacious en-suite bathroom and access to a fantastic roof terrace, providing a private entertaining/work from home space. The property will be sold with a share of the freehold and long lease.

This lovely property is a six-minute walk of East Putney underground station, an eight minute walk from Putney mainline station and the river Thames. Also within the catchment area for Brandlehow Primary School (ofstead Outstanding) and within easy reach are numerous shops, supermarkets, bars, restaurants and cafes.



Two Bedrooms



Two Bathrooms



Amazing Reception Room



Modern Kitchen



EPC Rating - D



Excellent Transport Links



Outstanding Local Schools



1280 Sq Ft



Roof Terrace, Utility Room

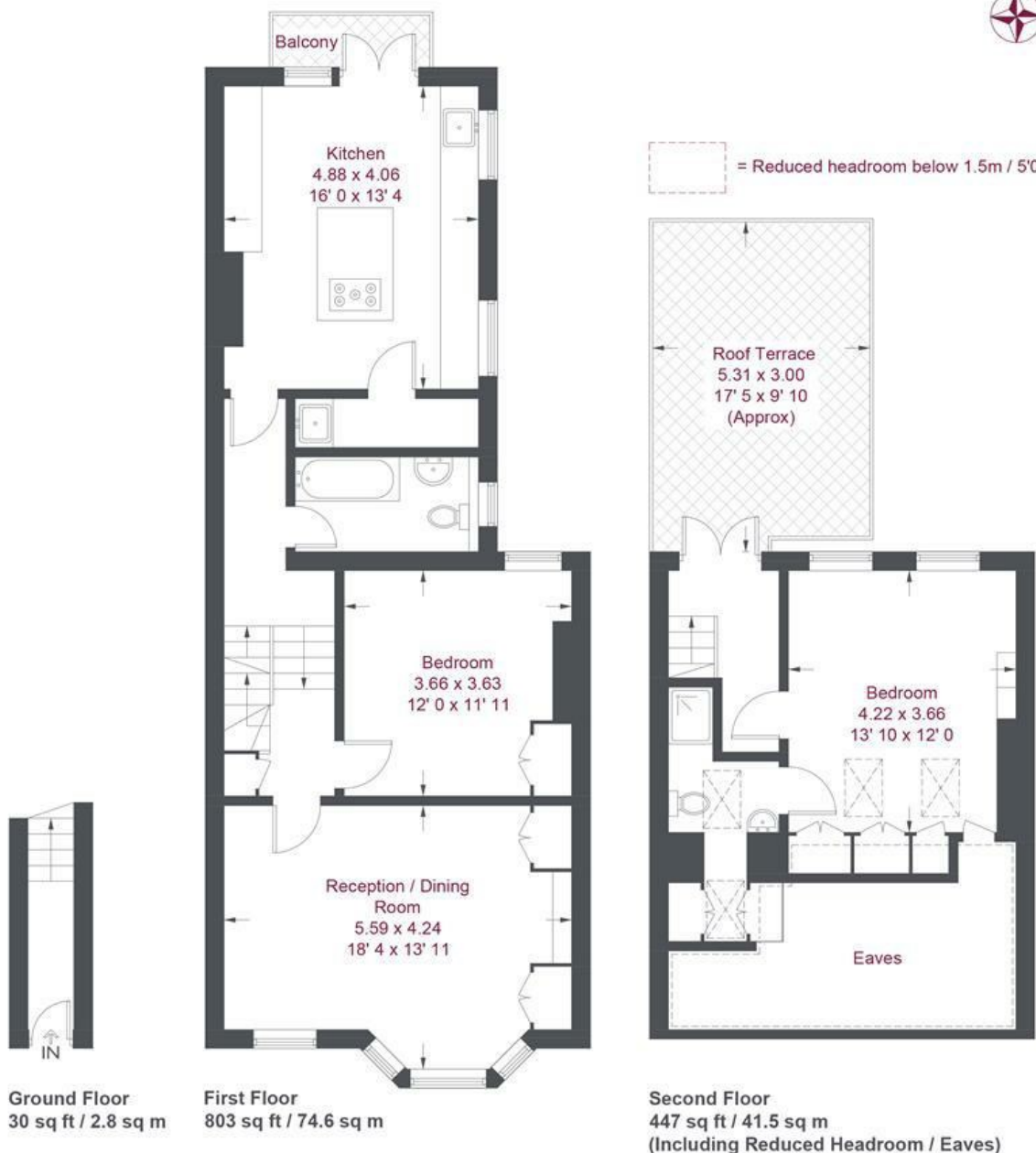


Outstanding Condition Throughout



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

020 8788 6611



Fawe Park Road

Approximate Gross Internal Area = 1138 sq ft / 105.7 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 142 sq ft / 13.2 sq m

Total = 1280 sq ft / 118.9 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) A			
(81-91) B			
(69-80) C			
(55-68) D		56	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		52	57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

