



JAMES  
ANDERSON



## FOR SALE

**£1,075,000**

Mascotte Road, Putney, SW15

Guide Price

With four bedrooms, ample living space, character and high ceilings this charming rare to the market period home nestled on a quiet and peaceful street in the heart of Putney is sure to please.

Mascotte Road is an idyllic street located in prime west Putney, it is exceptionally quiet and is within easy walking distance to the comprehensive transport links and many amenities of central Putney while close to a number of highly regarded local schools.

Accommodation comprises of a large open living room with plenty of natural light, fitted kitchen and spacious utility room with WC and wash hand basin while access to the secluded low maintenance patio garden suited for al-fresco dining can be made from both the lounge and kitchen.

The first floor provides two spacious double bedrooms with plenty of storage and a three piece bathroom suite with direct access to a secluded balcony. Upstairs provides two further bedrooms with en-suite shower room.

Mascotte Road is located close to Putney High Street, with its wide range of shops, bars and restaurants. There are excellent transport links, with Putney Mainline Station and East Putney Underground Station as well as



Four Bedrooms



Two Bathrooms



Spacious Reception/Dining Area



Fitted Kitchen



EPC Rating - D



Easy Access To Public Transport



Within Catchment To Highly Regarded Schools



Prime Putney Location Moments From Amenities



Secluded Garden & Balcony



Moments From Shops, Restaurants & Bars

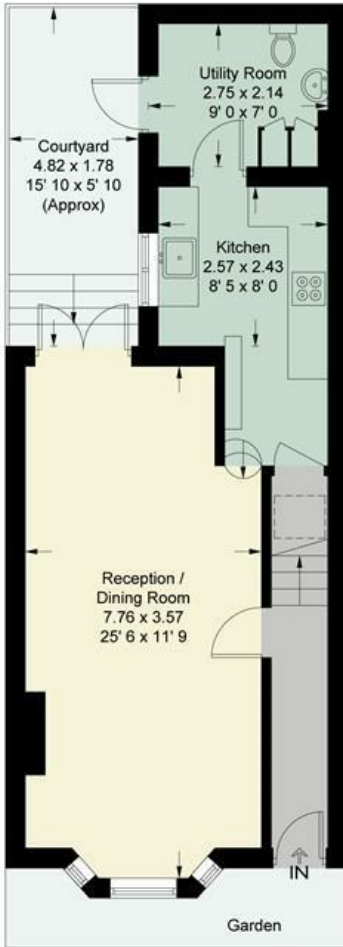


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

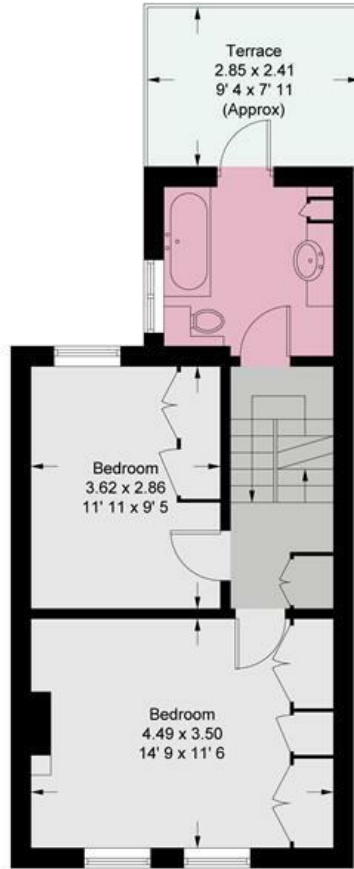
020 8788 6611

# Mascotte Road

Approximate Gross Internal Area = 1197 sq ft / 111.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 122 sq ft / 11.3 sq m  
 Total = 1319 sq ft / 122.6 sq m



**Ground Floor**  
 510 sq ft / 47.4 sq m  
 (Including Reduced Headroom / Eaves)



**First Floor**  
 430 sq ft / 40 sq m



**Second Floor**  
 379 sq ft / 35.2 sq m  
 (Including Reduced Headroom / Eaves)

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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

