



JAMES  
ANDERSON



**FOR SALE**

**£595,000**

Pentlow Street, Putney, SW15

Guide Price

This sleek and stylish two double bedroom, two bathroom modern apartment provides ample living space suited for entertaining while being located on a prime road in the heart of West Putney.

Situated on the first floor, this stunning property provides a large open plan living/kitchen space with a lovely open aspect. The kitchen has been replaced and finished to an excellent standard while integrated appliances are also included. The hallway is spacious with a useful storage cupboard; the second bedroom is a double with a fitted wardrobe while the main bedroom benefits from a double wardrobe and en-suite bathroom.

Additional benefits include access to a shared garden, a designated parking space, lift service and low yearly running costs.

Pentlow Street is located just off the highly desirable Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 Bus from Piccadilly Circus/Knightsbridge and the Kings Road stops outside the entrance to the apartments, and the River Taxi from Putney Pier to the City is only a short walk from this lovely property.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception Space



Beautiful Fitted Kitchen



First Floor Modern Apartment



Excellent Transport Links



Outstanding Schools Close By



Designated Parking Space



Shared Garden, Low Service Charges



No Onward Chain

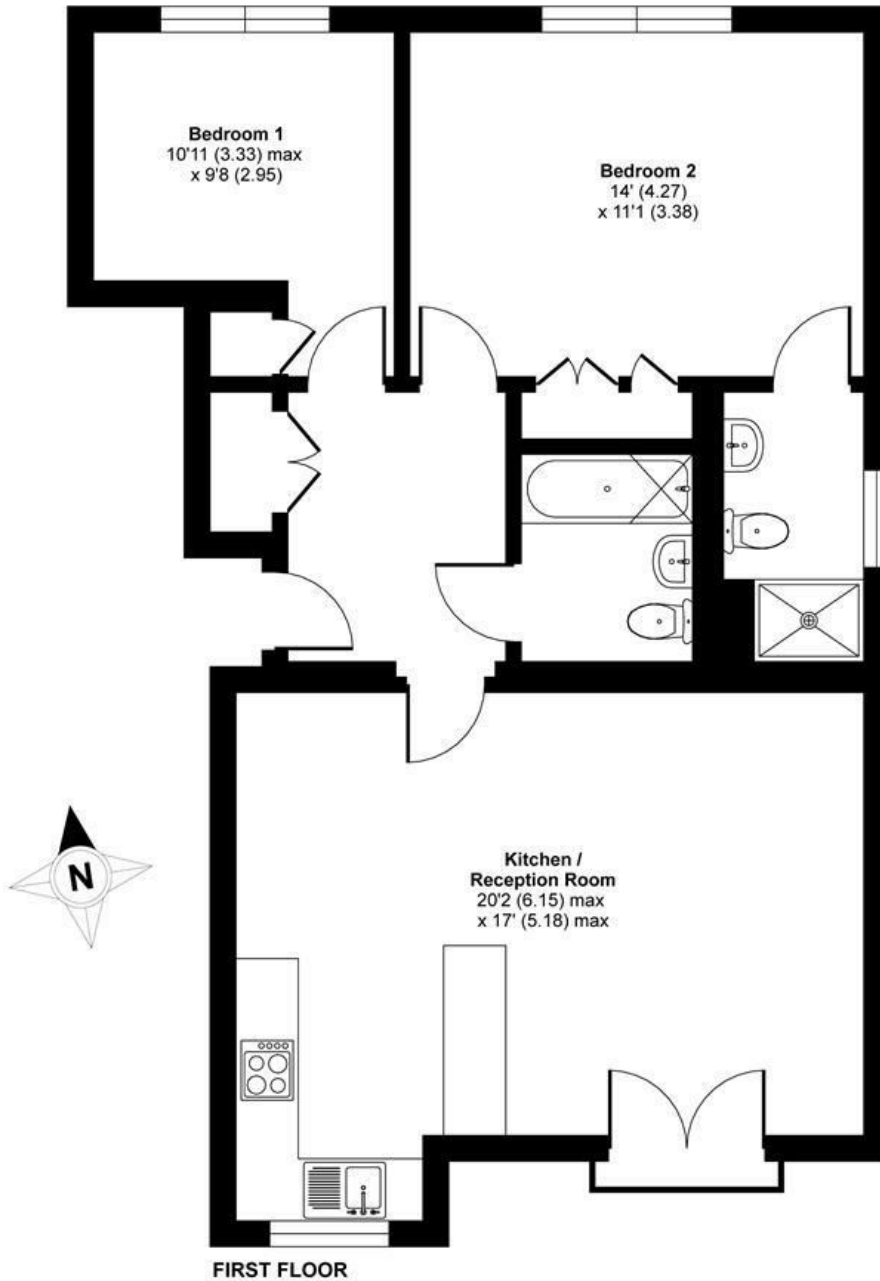


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# Augusta House, Pentlow Street, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 767 SQ FT 71 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>			
(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	<b>83</b>	<b>85</b>

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>84</b>

