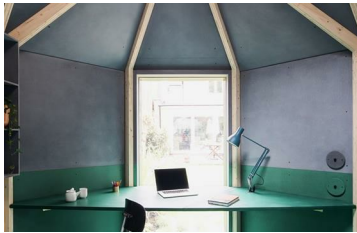




**JAMES  
ANDERSON**



# FOR SALE

# £850,000

**Putney Bridge Road, London, SW15**

A beautifully presented Victorian three bedroom garden flat located on Putney Bridge Road. This stunning property provides over 1000 Sq ft, high ceilings, open plan living, two bathrooms and a spectacular architect designed studio.

This charming property would suit a young family, professional couples and downsizers. The layout works perfectly, the front bedroom would make an ideal guest bedroom, it features a bay window, plantation shutters and right next to the family bathroom. This is followed by the main bedroom with fitted wardrobes and French doors providing access to a courtyard. Bedroom three is a small double room which could also be used as a dressing room if preferred.

The main living space is situated at the back of the property, it is an excellent size, lots of space to relax and dine with two skylights and Large bi-folding doors provide tonnes of natural light. The kitchen is fitted, fully equipped with ample storage and preparation space, this also has access to the courtyard.

Outside is a real show stopper, a mature 60ft walled garden with a spectacular studio designed by Ben Allen, a highly regarded architect. It is intended to relieve the congestion of the urban home and provide a space for



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

**0208 785 4400**

# Putney Bridge Road

Approximate Gross Internal Area = 888 sq ft / 82.5 sq m  
 Garden House = 117 sq ft / 10.9 sq m  
 Total = 1005 sq ft / 93.4 sq m



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) <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>71</b>	<b>78</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		

