



JAMES  
ANDERSON



## FOR SALE

Dover House Road, Putney, SW15

Offering offer 600ft this wonderful maisonette provides ample living space suited for entertaining alongside a secluded private garden and balcony.

Internal accommodation comprises of a spacious lounge, double bedroom, fitted kitchen and three piece bathroom suite.











This home has the potential of a loft conversion (STPP) upon purchasing the loft space from the landlord (Wandsworth council).

Dover House Road is within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Tenure - Leasehold - 89 Years  
Service Charge - £353.60 P.A

## £410,000

Guide Price

-  One Bedroom Maisonette
-  Three Piece Bathroom Suite
-  Spacious Reception Suited For Entertaining
-  Fitted Kitchen
-  EPC Rating - D
-  Easy Access For Transport
-  Schools, Colleges & Universities Nearby
-  Prime Location Close To Green Open Spaces
-  Garden & Balcony
-  Short Stroll To Local Shops & Tesco Express



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020 8788 6611

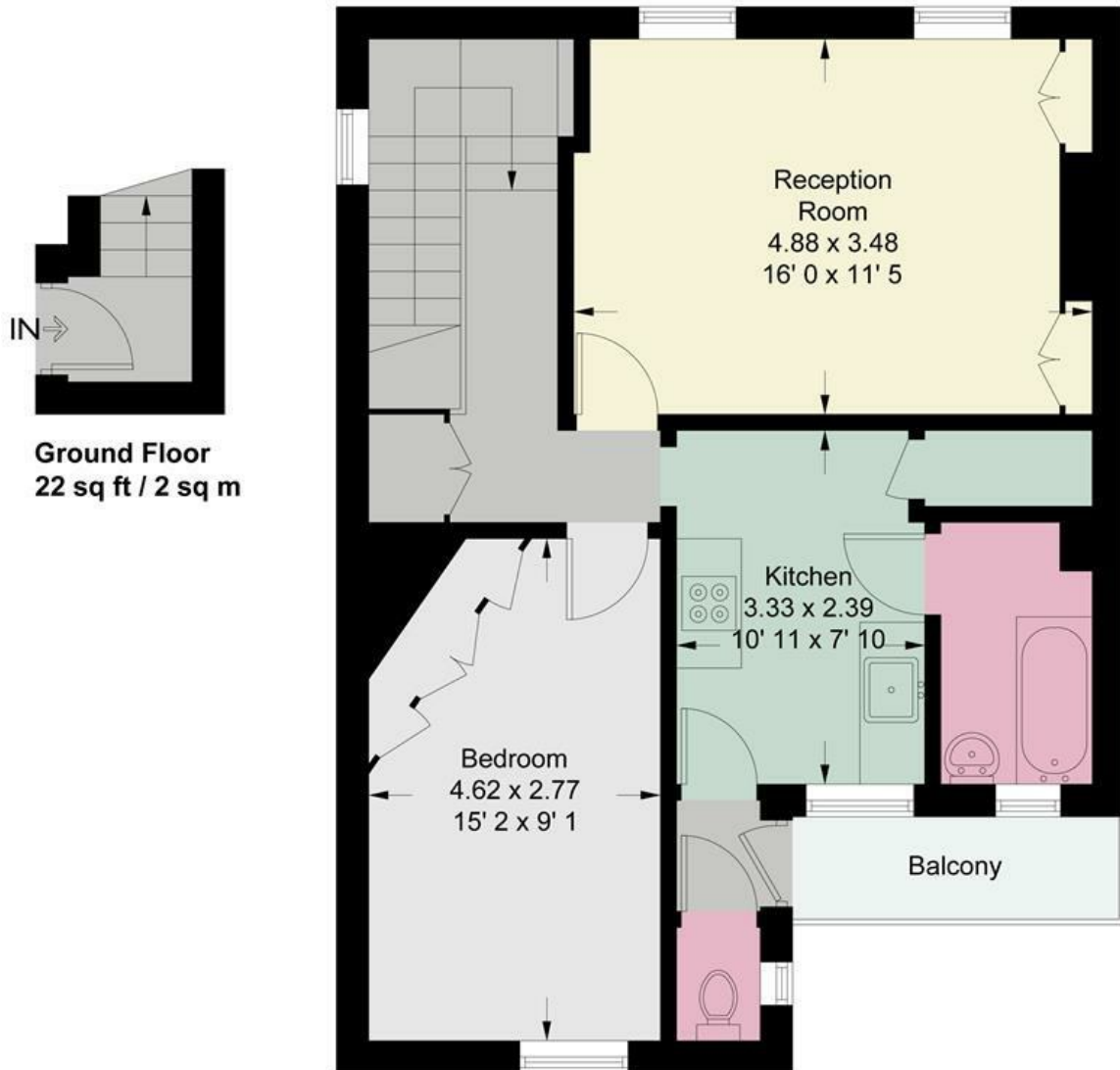


# Dover House Road

Approximate Gross Internal Area = 633 sq ft / 58.8 sq m



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**Ground Floor**  
22 sq ft / 2 sq m

**First Floor**  
611 sq ft / 56.8 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	60	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

