



**JAMES
ANDERSON**



FOR SALE

£625,000

Putney Bridge Road, Putney, SW15

A well presented Victorian two bedroom ground floor flat directly opposite the green open spaces of Wandsworth Park and the river. The property offers excellent living and entertaining space, with generously sized rooms (larger than average for this street) and lovely period features throughout.

The property boasts a warm and bright reception room with views over the park. At the rear of the property is a kitchen/breakfast room with access to a lovely larger-than-average south-west facing garden. The kitchen is fitted with modern units and offers ample storage and preparation space. There is a large master bedroom and second double bedroom both with built in wardrobes along with a modern family bathroom. The property also benefits from a small cellar, utility room and an additional shower room. Subject to the necessary planning consents, it does have potential to be extended to create a larger kitchen diner.

Putney Bridge Road is conveniently located in the heart of Putney, close to the shopping and transport facilities of Putney High Street. East Putney underground station and Putney mainline station are both a short walk away, and there are bus stops close by with great bus links to Wandsworth, Clapham and Fulham. The property is situated close to Brandlehow Primary School rated 'Outstanding' by Ofsted and is also ideally placed for access to Wandsworth Park and the River Thames.



Two Double Bedrooms



Modern Bathroom



Reception Room Overlooking the Park



Modern Fully Fitted Kitchen



EPC Rating - E



5 Minute Walk to East Putney Tube Station



Very close to Brandlehow Primary School



South West Facing Garden



Potential to Extend (S.T.P.P)



Amazing Location Opposite the Park



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

0208 785 4400

Putney Bridge Road, Putney, SW15

APPROX. GROSS INTERNAL FLOOR AREA 854 SQ FT 79.3 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.

Copyright nichecom.co.uk 2016 Produced for James Anderson REF : 151893

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			79
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

