



**JAMES
ANDERSON**

The Coach House, 55 Putney Hill
London SW15
£825,000



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New to the market, a split level 807 Sq ft two bedroom former coach house located on Putney Hill. This charming property is immaculately presented and benefits from its own entrance with a beautiful open plan reception space. The current owner has created lots of storage in the living room and dining area with a range of bespoke carpentry. A modern kitchen is fully equipped with a utility cupboard housing the washing machine and providing further storage. Upstairs are two spacious double bedrooms, both feature fitted wardrobes and the main bedroom benefits from an En-suite shower room.

The main dwelling next door forms part of the original grounds, is set back from the road with an impressive driveway and well maintained communal gardens for residents. There are two designated parking spaces adjacent to the property.

It is seventeen-minute walk to East Putney underground station and a twelve-minute walk to Putney Overground Station. Opposite the green open spaces and woods of Putney Heath, the development is also close to Richmond Park and Wimbledon Common, ideal for long walks, cycling and running. There are good bus links from Putney Heath and a convenient local bus service to Putney, Fulham and beyond. The A3 is also very close for quick and easy access out of London.

EPC rating D
Council tax band F
Service charge £2600 PA
Ground rent £100 PA
Leasehold, 93 years remain







On the left side of the kitchen, there is a tall, white cabinet unit. It contains two built-in ovens. The top oven is a Hotpoint model, and the bottom oven is a Sage model. Both ovens have stainless steel frames and glass doors. The Sage oven has a digital display showing '1032'.

The main kitchen area features white, flat-panel cabinets and a grey granite countertop. A stainless steel range hood is mounted above the countertop. Below the countertop, there is a sink with a chrome faucet, a gas stove with four burners, and a stainless steel water dispenser. The backsplash is made of white subway tiles. A grey island with a matching granite countertop extends from the main counter.

In the background, a staircase with grey carpeting and white railings leads to an upper level. To the right, there is a living area with a white bookshelf, a grey armchair, and a framed picture of a man with the name 'MURRAY' below it. The floor is made of light-colored wood.












Coach House

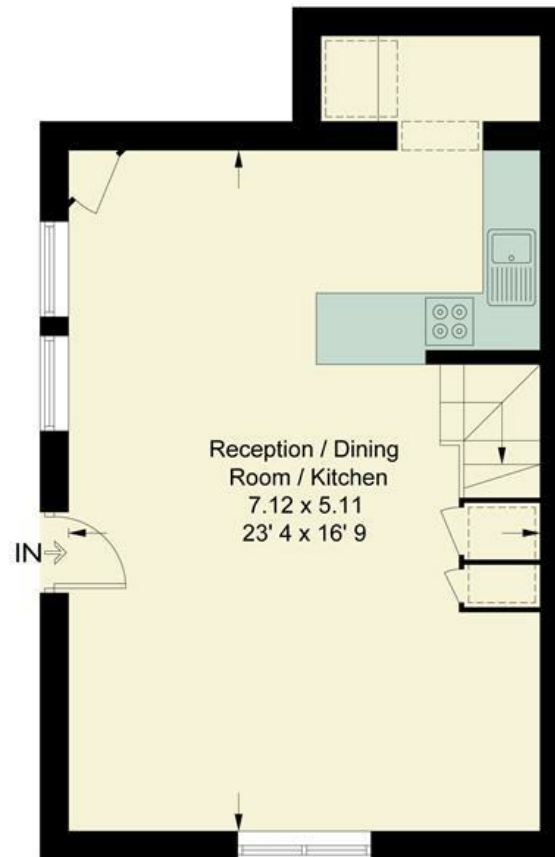
Approximate Gross Internal Area = 791 sq ft / 73.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 16 sq ft / 1.5 sq m
Total = 807 sq ft / 75 sq m



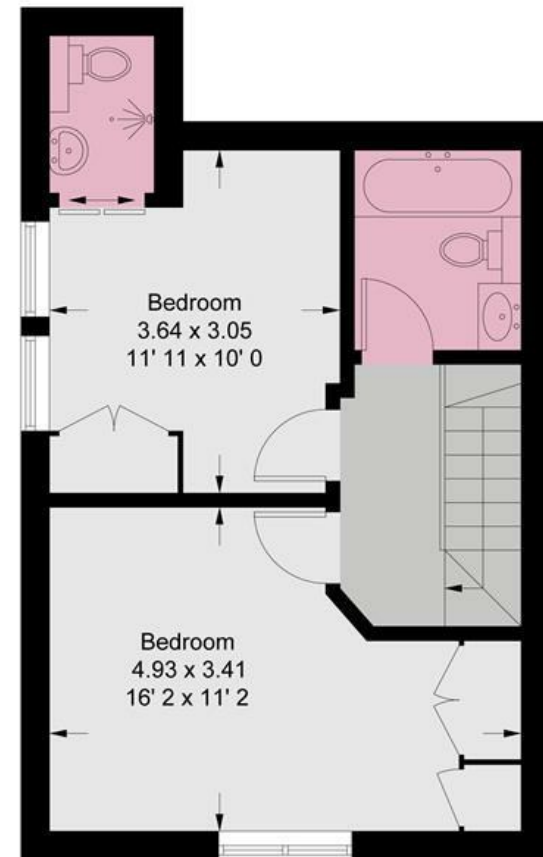
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 = Reduced headroom below 1.5m / 5'0



Ground Floor
412 sq ft / 38.3 sq m
(Including Reduced Headroom)



First Floor
395 sq ft / 36.7 sq m



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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.





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