



JAMES  
ANDERSON



## FOR SALE











£1,250,000

Beaufort Close, Putney, SW15

A grand, semi detached neo-Georgian townhouse situated in the very desirable Lynden Gate in Putney Heath. On the ground floor is a large kitchen with utility room and a reception and dining area which opens onto a secluded garden. On the raised ground floor is a drawing room, study/ fourth bedroom and guest bathroom. On the top floor there is a large master bedroom with plenty of built in storage and en suite bathroom, there are two further bedrooms and a family bathroom.

There is a double garage and off street parking in the development.

Lynden Gate is an immaculately maintained gated development situated in the heart of Putney Heath, offering easy access to both Putney, Wimbledon and routes in and out of London. Richmond Park and Wimbledon Common are close by.

-  4 Large Bedrooms
-  2 Bathrooms
-  Large Reception and Dining Area
-  Kitchen with Utility Room
-  Semi -Detached Neo-Georgian Townhouse
-  Easy Reach of Putney and Wimbledon
-  Great Schools in Close Proximity
-  Putney Heath Location
-  Double Garage and Off Street Parking
-  Royal Parks Close By

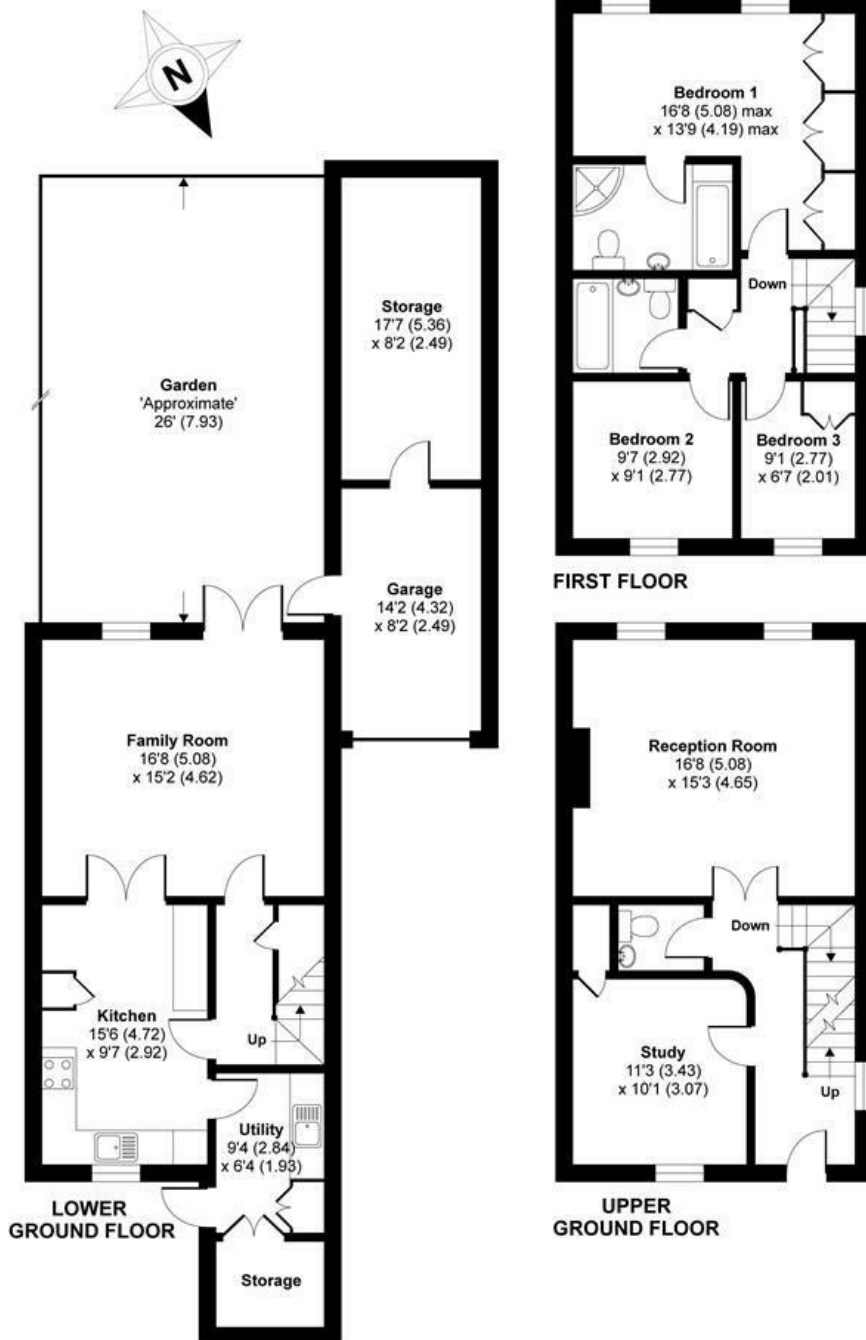


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020 8788 6611

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APPROX. GROSS INTERNAL FLOOR AREA 1848 SQ FT 171.7 SQ METRES (INCLUDES GARAGE)



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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