

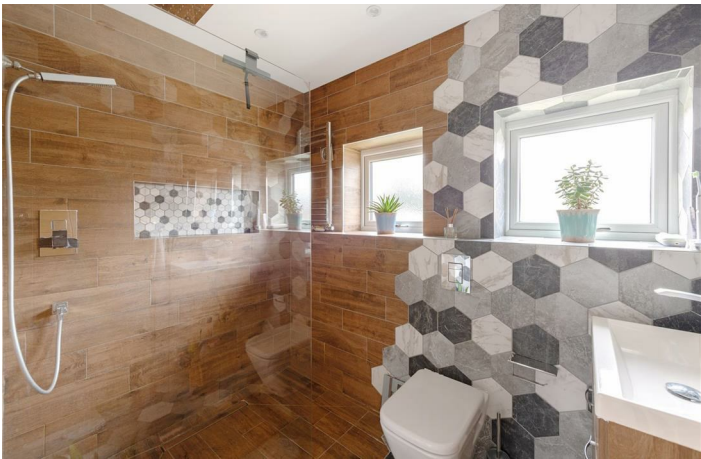
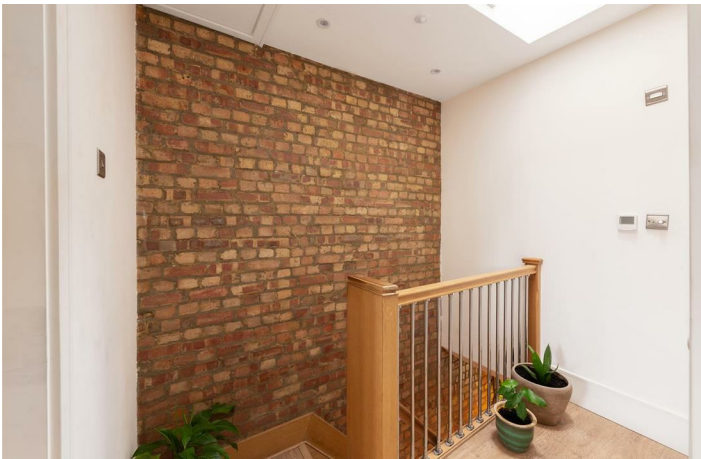
# EDEN HOMES

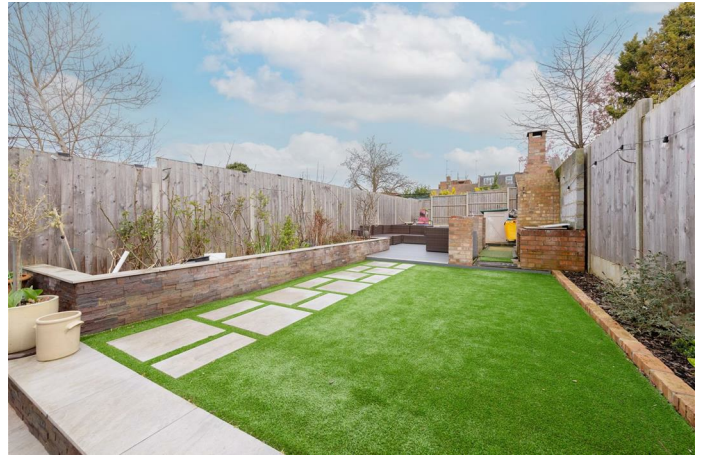
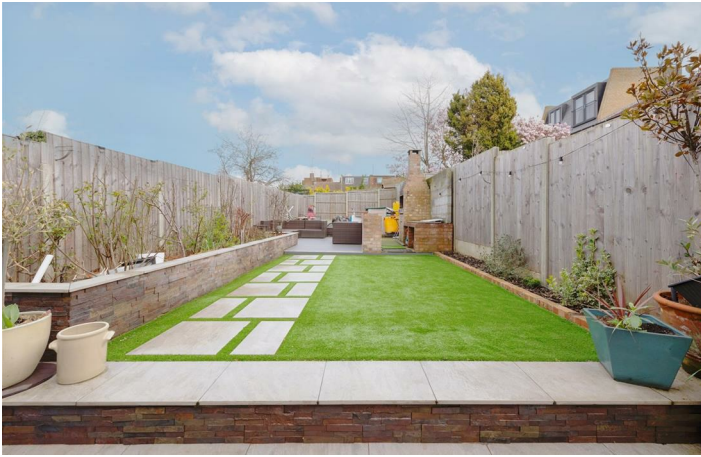


**29 Stroud Crescent, London, SW15 3EL**

**Asking price £650,000**

We are delighted to offer an exceptional opportunity nestled in the heart of Putney Vale. This meticulously refurbished property presents an ideal blend of modern comfort and convenient location. Boasting four bedrooms, two bathrooms, and a range of amenities, this residence is perfectly suited for both buy-to-let investors and families seeking a spacious and comfortable home. Four Bedrooms: Ample space for a growing family or potential tenants, providing versatility and functionality. The expansive private garden offers a serene escape, perfect for relaxation and outdoor entertaining. Close Proximity to nature situated near Wimbledon Common and Richmond Park, residents can enjoy the picturesque surroundings and abundant green spaces, promoting an active and healthy lifestyle. Within reach of a 24-hour superstore, residents benefit from ease and accessibility for their everyday needs, ensuring convenience at any hour. Well-connected via local bus links, commuting to nearby areas is effortless, facilitating seamless travel for residents. Proximity to St. Thomas' Private School enhances the appeal of this property for families seeking reputable educational institutions for their children.

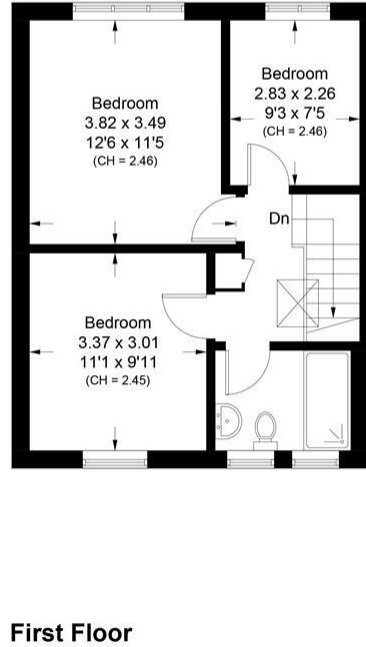
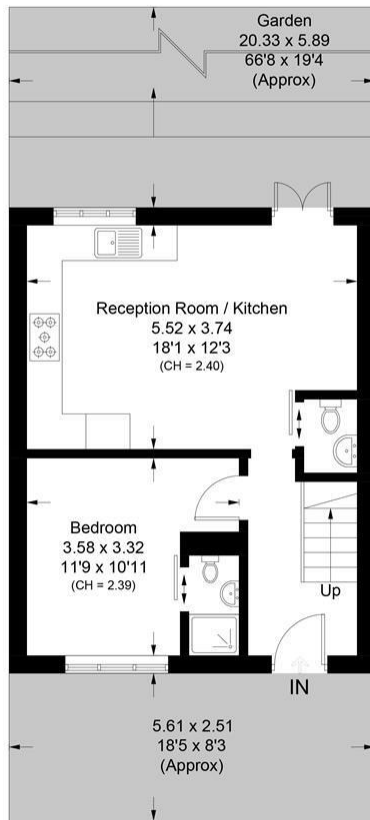




# Floor Plan

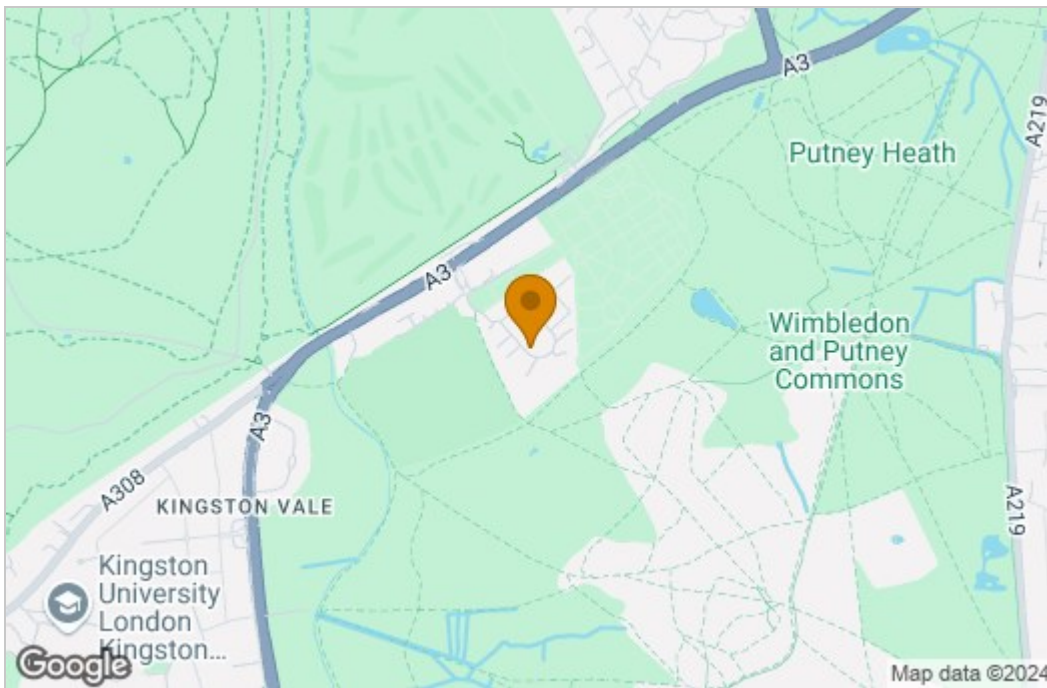
## Stroud Crescent, SW15

Approximate Area = 82.6 sq m / 889 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



# Energy Efficiency Graph

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	
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.