



Balmuir Gardens, Putney, SW15

Edingtons The Property Search Service









Secure Off-Street Parking with EV charging

Freehold

Architecturally designed

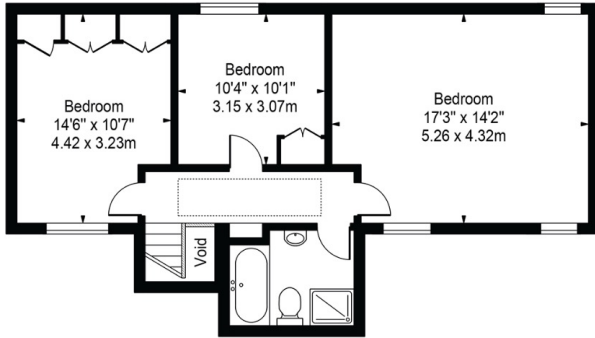
Air Condition

3 Bedrooms

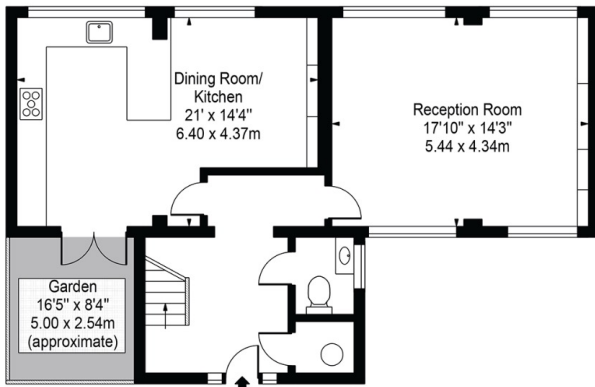
0.4 mile from Putney Station

Nestled in the heart of Putney, this outstanding three-bedroom home, crafted by Hoban Design and featured in 25 Most Beautiful Homes, is a triumph of modern design.

Balmuir Gardens
 Approx. Gross Internal Area 1390 Sq Ft - 129.14 Sq M
 (Excluding Void)



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Guide Price: £1,450,000
Tenure: Freehold
Local Authority: Wandsworth



Edingtons
 Independent Property Consultants

84 Brook Street
 Mayfair
 London
 W1K 5EH

Web: www.edingtons.co.uk

Mobile: +44 (0) 7703 532 955
 Office: +44 (0) 20 3340 8433



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NEAREST STATIONS

- Putney Station 0.4 miles
- East Putney Station 0.7 miles
- Barnes Station 0.8 miles

