



Archway Mews, London SW15 2PE

welcome to
Archway Mews, London

A rarely available two-bedroom freehold house situated within a private mews development set back from Putney Bridge Road.

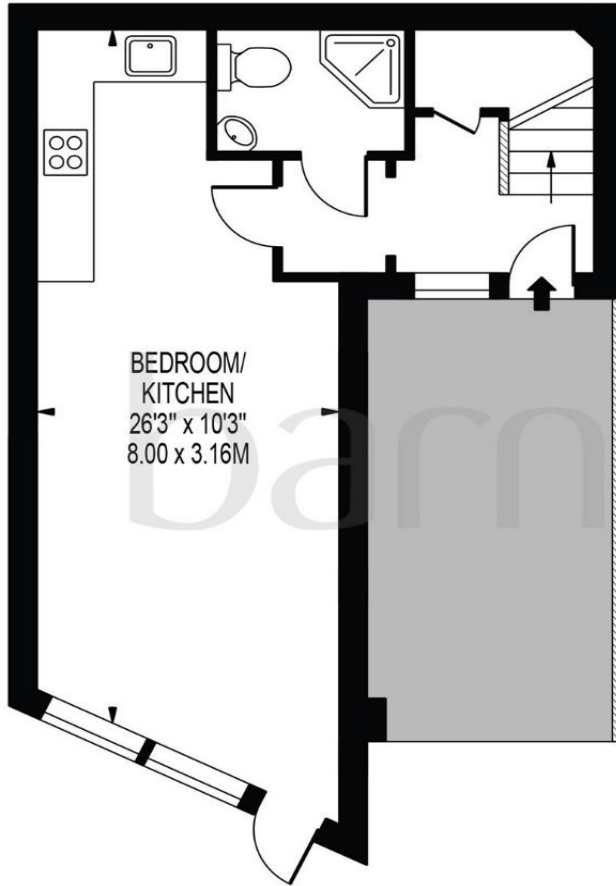
Arranged over three levels the property benefits from a separate studio/annex with a shower room, a bright and airy open plan kitchen reception room, two double bedrooms and a family bathroom. Externally there is a lovely balcony accessed via sliding doors from the lounge area, with the added benefit of solar panels, light sensitive automated curtains and an electronic blind which shields the balcony. There is also a covered allocated parking space and visitors parking is available.

Archway Mews is a short walk from the River Thames, Wandsworth Park, and the various shops and restaurants in Central Putney. East Putney Tube offers an easy link into town via the District Line, whilst Putney Station offers an alternative route into London Waterloo and the City. Viewings highly advised.

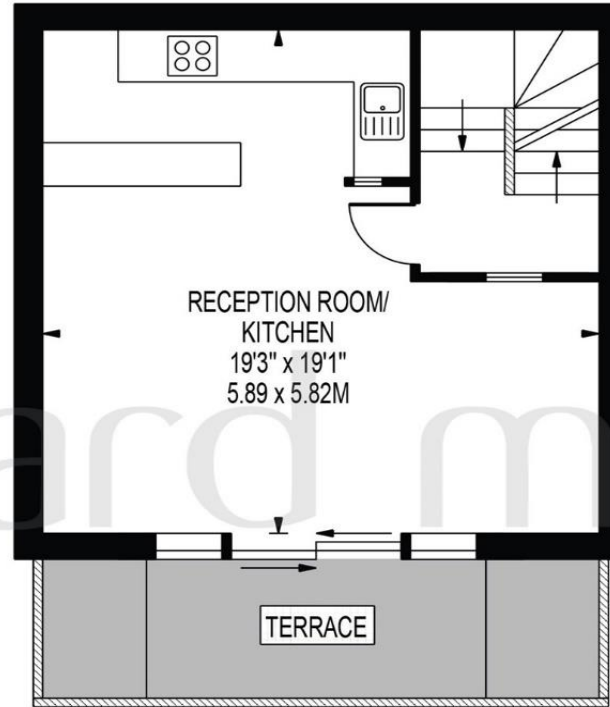


ARCHWAY MEWS

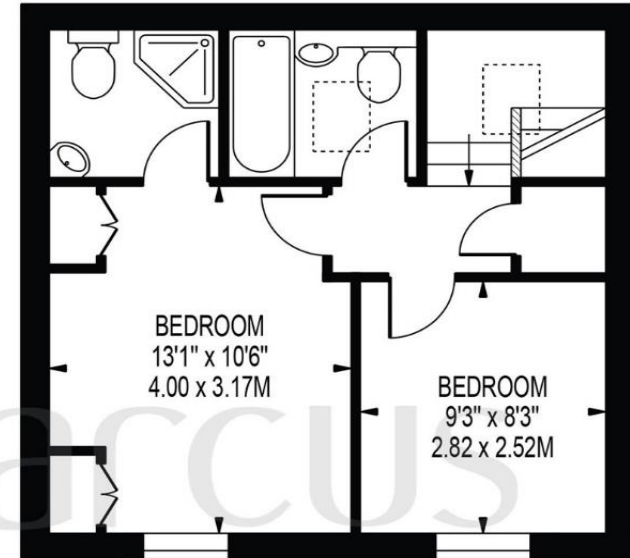
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1107 SQ FT - 102.80 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

welcome to

Archway Mews, London

- Arranged over Three Levels
- Parking
- Gated Mews Development
- Solar Panels
- Studio Area Perfect for Working From Home

Tenure: Freehold EPC Rating: C

£825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR106961



Property Ref:
PUR106961 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



155 Upper Richmond Road, Putney, LONDON,
SW15 2TX



barnardmarcus.co.uk