



**Royston, Putney Hill, London, SW15 6RZ**



**welcome to**  
**Royston, Putney Hill, London**

A rare opportunity to acquire this spacious first floor property situated within this beautiful and imposing character building set back from Putney Hill. Comprising of two generous double bedrooms, a fantastic living room to the front with feature fireplace and very high ceilings, a modern fitted kitchen with breakfast bar, and a family bathroom.

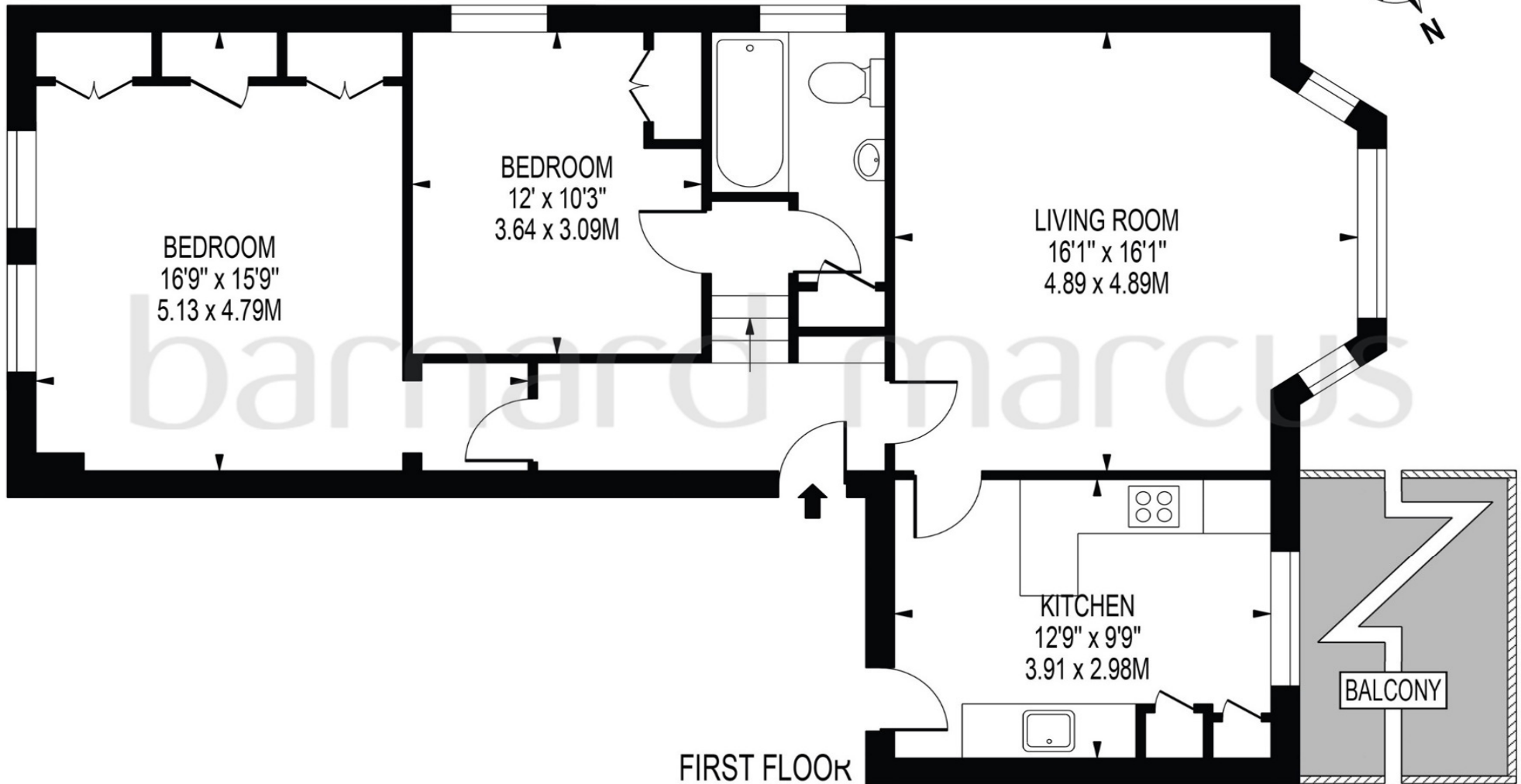
Externally there is a balcony space to the front which is a real sun trap as well as a large rear garden, and also allocated off street parking to the front. Royston is ideally situated a short distance from Central Putney via Putney Hill, as well as East Putney Tube and Putney Rail Station.

The A3 is moments away offering a very quick road link to Surrey, the M25 and the South West, and with the vast green spaces of Putney Heath and Wimbledon Common both close by this property really does have it all. Offered with the added benefit of no onward chain an early internal viewing is highly recommended.



# ROYSTON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.71 SQ M



FIRST 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

## Royston Putney Hill, London

- Stunning Conversion Flat
- Many Period Features Remaining
- Two Double Bedrooms
- Chain Free
- West Facing Balcony Space & Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR106969](https://www.barnardmarcus.co.uk/Property/PUR106969)



Property Ref:  
PUR106969 - 0011

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barnard marcus



**020 8785 3322**



Putney@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**