



Dryburgh Court, Dryburgh Road, London, SW15 1BN

welcome to

Dryburgh Court, Dryburgh Road, London

A beautiful and well-presented ground and lower floor maisonette with two private courtyards/patios situated in a handsome detached period property with its own communal gardens. Benefiting from bright and spacious accommodation over two floors, it offers an extra feeling of space and light.

The ground floor entrance opens to a fabulous reception room with tall bay sash windows, wood flooring and a pretty period fireplace. This leads to a charming fitted kitchen with a triple aspect looking out onto the gardens.

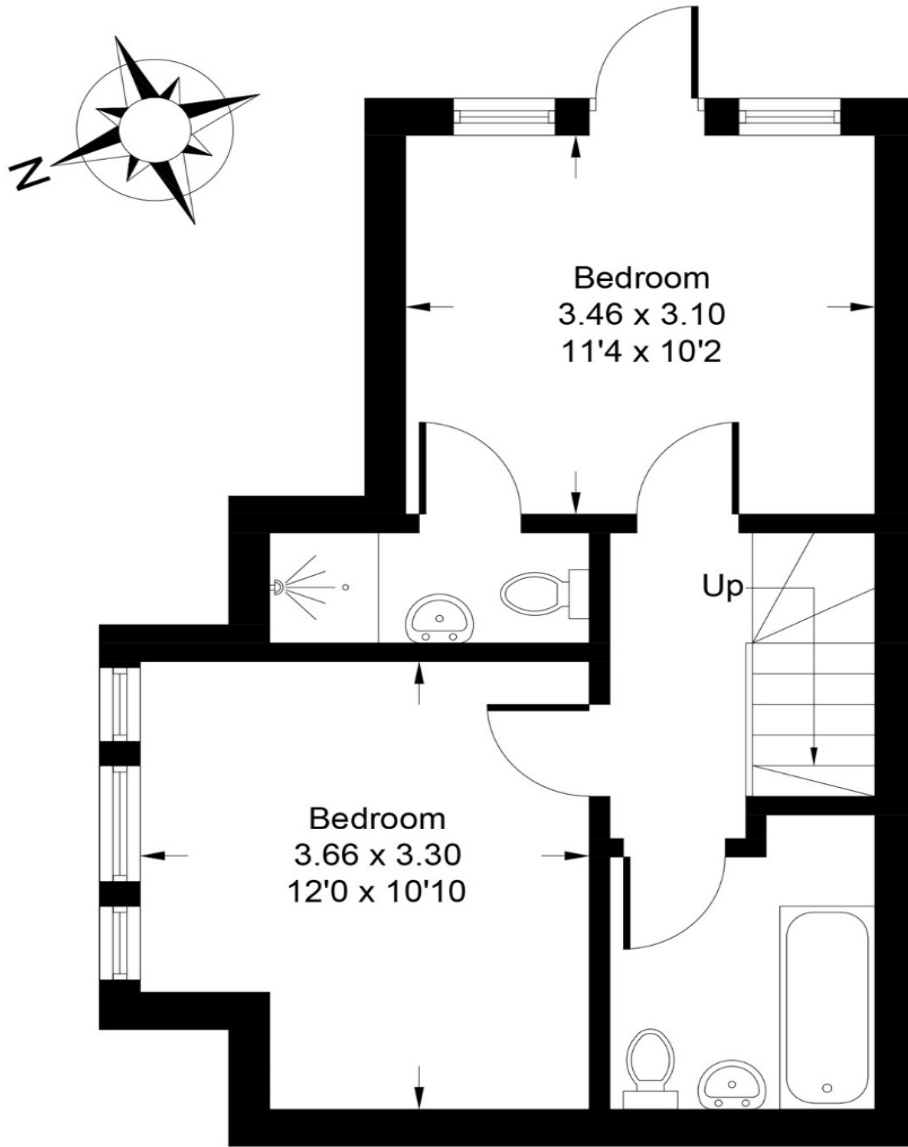
Downstairs the two double bedrooms are well served by a main bathroom and en-suite shower along with French doors to the two private patios. A dedicated off street parking space is provided down a gated driveway.

Dryburgh Court is situated at the start of Dryburgh Road, a popular residential road in West Putney which provides easy access to both Putney and Barnes Station, as well as the green spaces of both Barnes and Putney Commons.

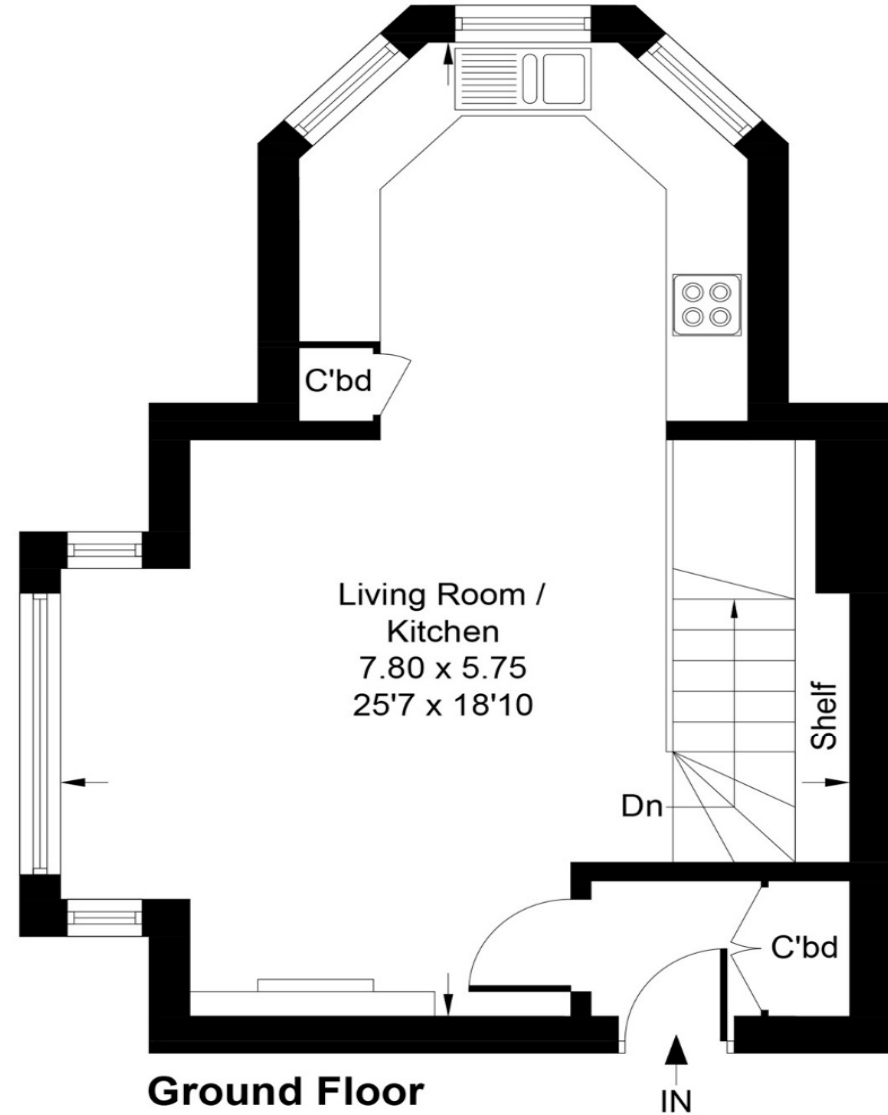
Offered to the market with no onward chain, an internal viewing is essential to truly appreciate the accommodation on offer.



Approximate Gross Internal Area = 69.87 sq m / 752 sq ft



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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- Split Level Conversion
- Two Patios & Communal Garden
- Share of Freehold
- Parking
- Period Property with Tall Ceilings

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107067



Property Ref:
PUR107067 - 0013

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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