



Werter Road, Putney ,London SW15 2LL

welcome to

Werter Road, Putney, London

This incredible two/three bedroom ground floor garden apartment forms part of a very attractive semi-detached property on a prime residential street in Putney. Enjoying a vast amount of period features throughout this highly versatile flat boasts over 1100 sqft of living accommodation across two floors.

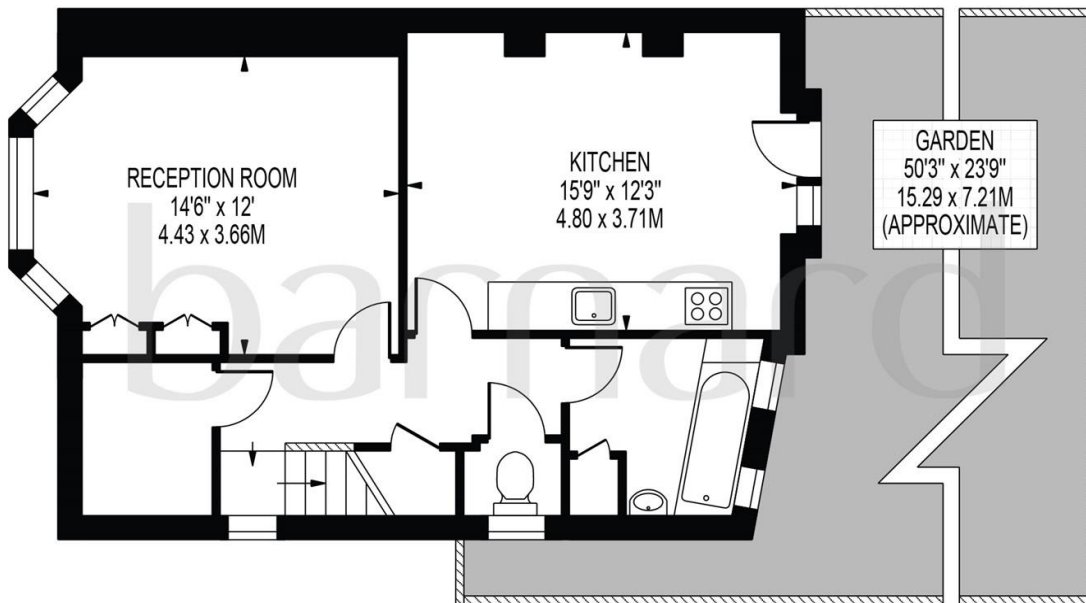
Due to the layout, this home can suit a variety of different buyers and their needs; whether you require two bedrooms and two excellent reception rooms or three bedrooms and fewer living areas this apartment is sure to not disappoint. The kitchen, whilst requiring modernisation is an excellent size and has direct access to the private, secluded and sunny rear garden.

Werter Road is a much sought after residential road just off Putney High Street and as such perfect to take advantage of the mainline station, underground, River Thames and all eateries, bars and shops Putney has to offer.

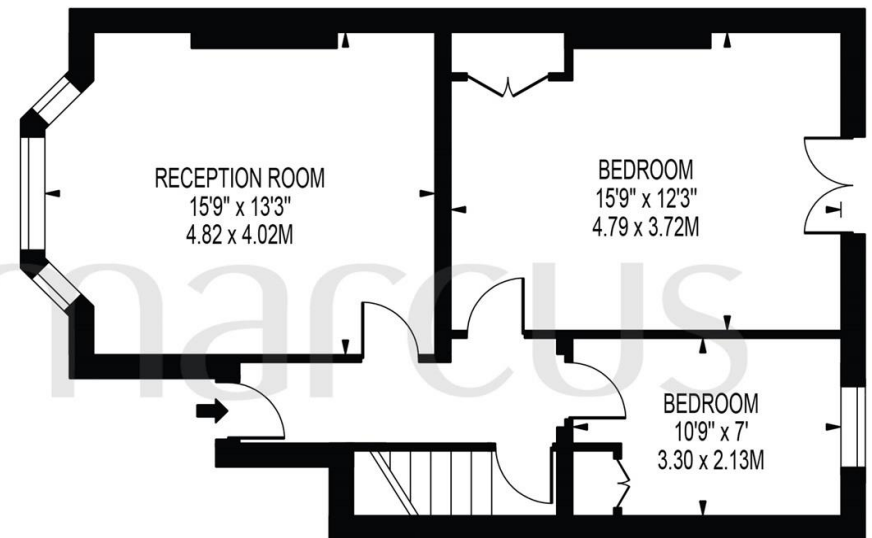


WERTER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1102 SQ FT - 102.40 SQ M



LOWER GROUND FLOOR



GROUND 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

Werter Road, Putney, London

- Two/Three Bedroom Garden Apartment
- One/Two Reception Rooms
- Large Kitchen/Diner
- Bathroom + WC
- Private Rear Garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£899,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107153



Property Ref:
PUR107153 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



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



barnardmarcus.co.uk