



Beaufort Close

Putney, SW15

Asking Price £1,250,000

An elegant and handsome end of terrace home in the stunning Putney Heath development of Lynden Gate. With secluded South West facing garden and adjacent garage as well as off street parking.



Beaufort Close

Putney, SW15

- Beautiful end of terrace house
- Attached double length garage
- Off street parking
- South West facing garden
- Secure gated development
- On-site property management team
- Communal gardens



A beautifully presented end of terrace home in the stunning Putney Heath development of Lynden Gate.

An elegant, neo-Georgian style, three bedroom, end-of-terrace house forming part of this secure, and highly sought after, gated development hidden away on Putney Heath, which benefits from an attached double length garage, off-street parking, gated security, on-site property management team and communal gardens.

The property comprises three bedrooms, one en-suite bathroom, family bathroom, reception, study/fourth bedroom, utility room, guest cloakroom, kitchen with double doors leading through to the second reception and South West-facing garden.

Beaufort Close is located within the Lynden Gate development, hidden away on Putney Heath, which benefits from gated security, on-site porters and communal gardens, as well as the wonderful views and local wildlife of the nearby Putney Heath, perfect for dog walkers, cyclists and outdoor enthusiasts.

Tenure: Freehold

Service Charge: £5400 Including; Gardens, gates, security & porters. Sinking fund.
(Paid monthly at £450 pm)

Local Authority: London Borough of Wandsworth

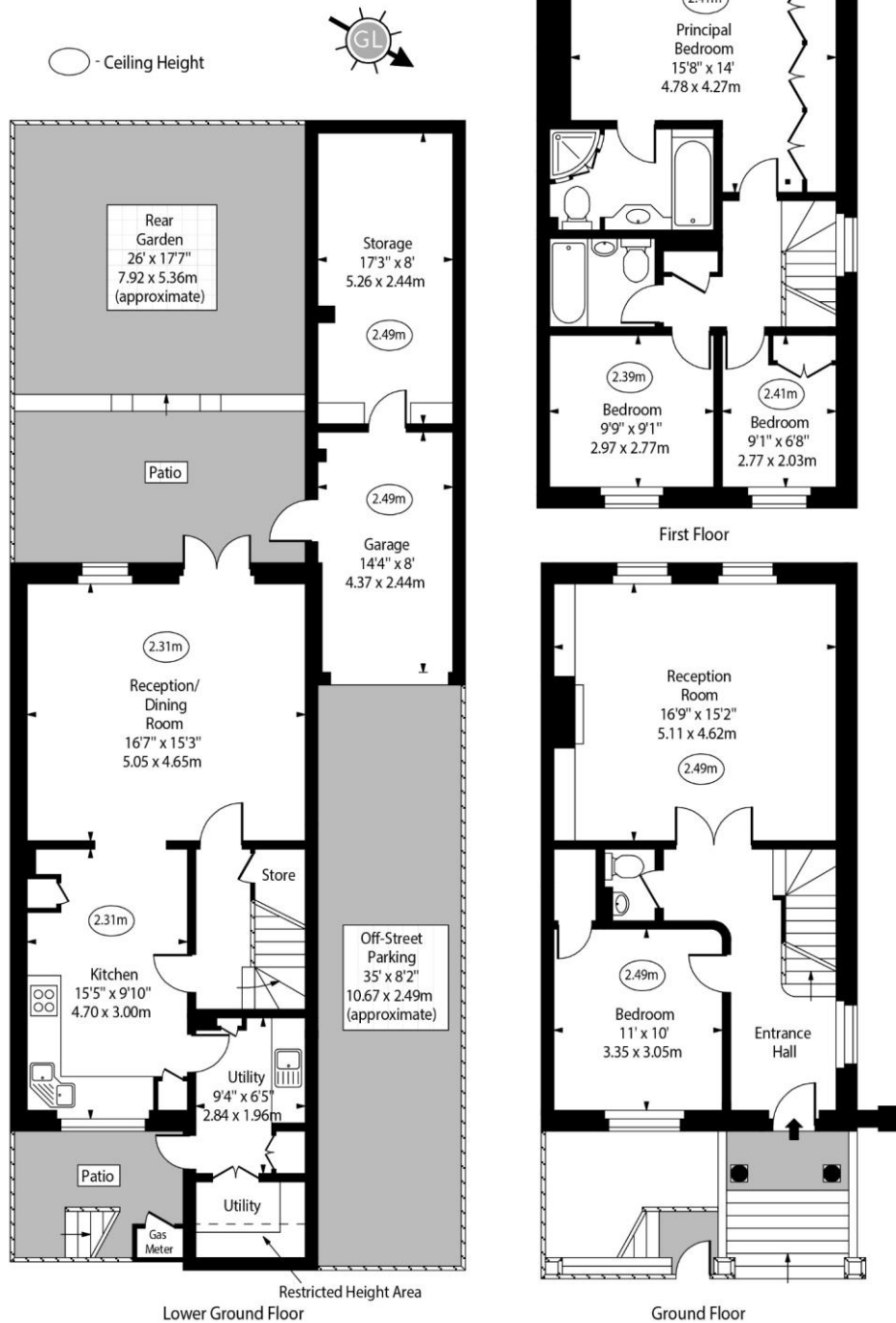
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		85
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Putney Sales

153 Upper Richmond Road
London
SW15 2TX
putney@chestertons.co.uk
020 8246 5959
chestertons.co.uk

Beaufort Close, SW15



Approx Gross Internal Area 1610 Sq Ft - 149.57 Sq M
 Approx. Floor Area Including Restricted Heights (Excluding Garage & Storage) 1623 Sq Ft - 150.78 Sq M
 Garage & Storage Area 254 Sq Ft - 23.60 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 022895M