

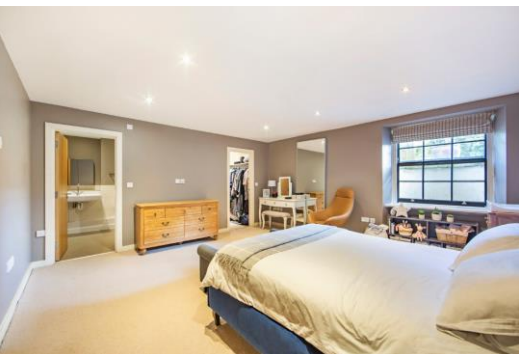


# Putney Park House

Pleasance Road, SW15

Asking Price £875,000

Spanning over 1,500 sq. ft. of living space, this beautifully presented raised ground floor apartment boasts a gated entrance and off-street parking, within a Grade II listed conversion.



# Putney Park House

Pleasance Road, SW15

- Gated Development
- Two Double Bedrooms
- Two Bathrooms
- Manicured Communal Grounds & Bike Shed
- Off-Street Parking
- Share Of Freehold
- Grade II Listed Building



Located within this idyllic setting, the flat is arranged over two floors, with the ground floor comprising a modern fitted kitchen and an expansive reception room with French doors leading directly to the stunning communal grounds. Downstairs there are two large double bedrooms, with the principal benefitting from a dressing room and en-suite bathroom with separate bath tub and shower cubicle. Furthermore there is a second family bathroom on this floor.

The flat benefits from underfloor heating in the reception room, bedrooms and bathrooms and boasts characterful features throughout, including high ceilings and hard wood floors.

Located off Pleasance Road in the Dover House conservation area, the grounds of Putney Park House date back to the 19th Century. Barnes mainline station is only 0.7 miles away, Putney High Street and East Putney Underground stations are also both nearby and there are excellent bus routes to Central London and the City as well as easy access to the River Thames.

**Tenure:** Share of Freehold (expires 06/11/3017)

**Service Charge:** £3500 Building insurance, maintenance of the property (e.g. guttering), gardening costs, sinking fund

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	79	80
(69-80)	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	

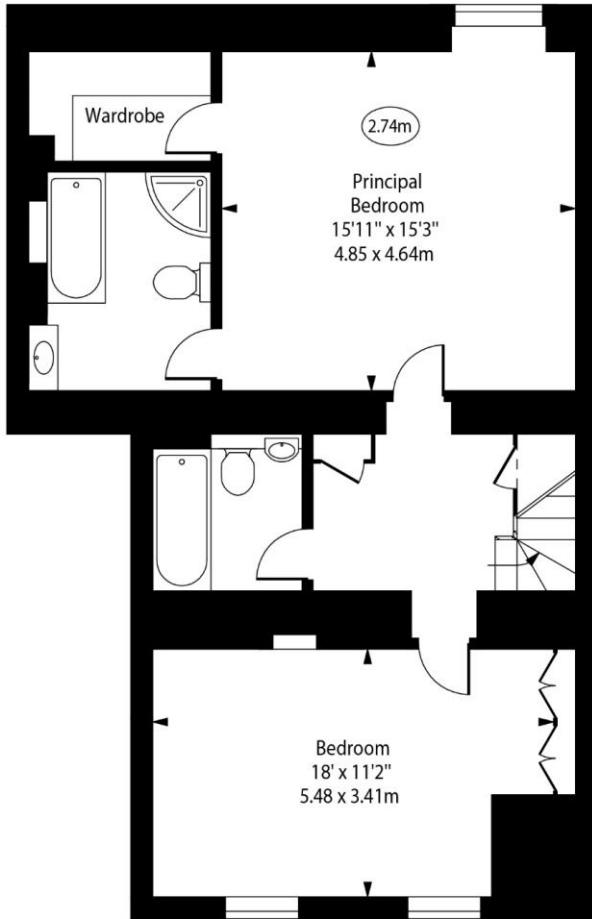
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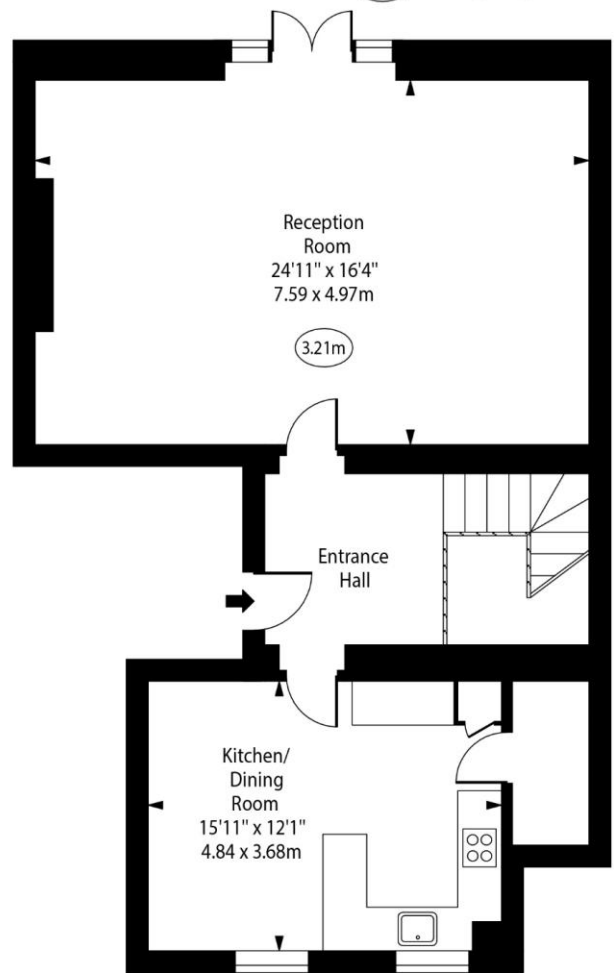
Putney Park House,  
Pleasance Road, SW15



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Approx Gross Internal Area      1590 Sq Ft - 147.71 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024936MS

