

**ALLAN FULLER**  
— EST. 1983 —

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## Florian Road London, SW15

Located in a highly desirable road moments from the River Thames, this beautifully presented period property offers, grace, space and elegance. Offering enormous charm and period features this delightful home has well balanced accommodation with excellent entertaining space to the ground floor, modern kitchen with French doors opening to the garden. There are 4 bedrooms and 2 bathrooms to complete the accommodation. Situated on the highly sought after area with close proximity to Putney High Street and its excellent amenities. There is excellent access to the underground, mainline train station and bus links into Central London. The river Thames, Putney Bridge and Wandsworth Park are just moments way.

EPC - D Wandsworth Council Tax G



**Asking Price £1,600,000**  
**Freehold**









## Florian Road, SW15

Approximate Gross Internal Area 155 sq.m / 1668 sq.ft  
 Excluding Eaves Storage of Approximately 16 sq.m / 172 sq.ft  
 Excluding Over Stairs Storage of Approximately 5 sq.m / 54 sq.ft



Floor Plan produced for Allan Fuller by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

With regards to any information supplied by us in relation to lease, ground rent and service charge it is essential that you have this information checked by your solicitor. We have transmitted information supplied to us by the vendor of the property but we have not been able to inspect the lease to check its accuracy. Please note that we have not tested any of the equipment or utilities at this property, nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Measurements are approximate they were taken with a sonic tape, are as accurate as possible and usually measured from the widest point of any room. Description provided herein represents the opinion of the author, is given in good faith but should not be constructed as statements of fact. The particulars and photograph are for guidance only.