

ALLAN FULLER
— EST. 1983 —

149 Upper Richmond Road, Putney, London, SW15 2TX

t: 020 8788 8822

e: putney@allanfuller.co.uk

www.allanfuller.co.uk

Blackfords Path London, SW15

Stylish, combining modern day amenities with period features this fabulous split level apartment is beautifully presented also has a private terrace, what more could you want!?

Entered via its own front door set back from the road, you rise to a large open plan living / dining room with high ceilings and period fire place The separate, kitchen with integrated appliances leads on to a large South facing terrace with views over Putney Heath, and historic buildings. the second floor has two double bedrooms with plenty of built in storage and a large modern family bathroom.

Nestled between Putney Heath and Richmond Park Picturesque walks are within easy reach. Blackfords Path is well located for shops, bars, restaurants and fast links into Putney as well as easy access to the A3, Wimbledon Common & Putney Heath.
EPC - D Wandsworth Council Tax Band D



Asking Price £650,000
Leasehold

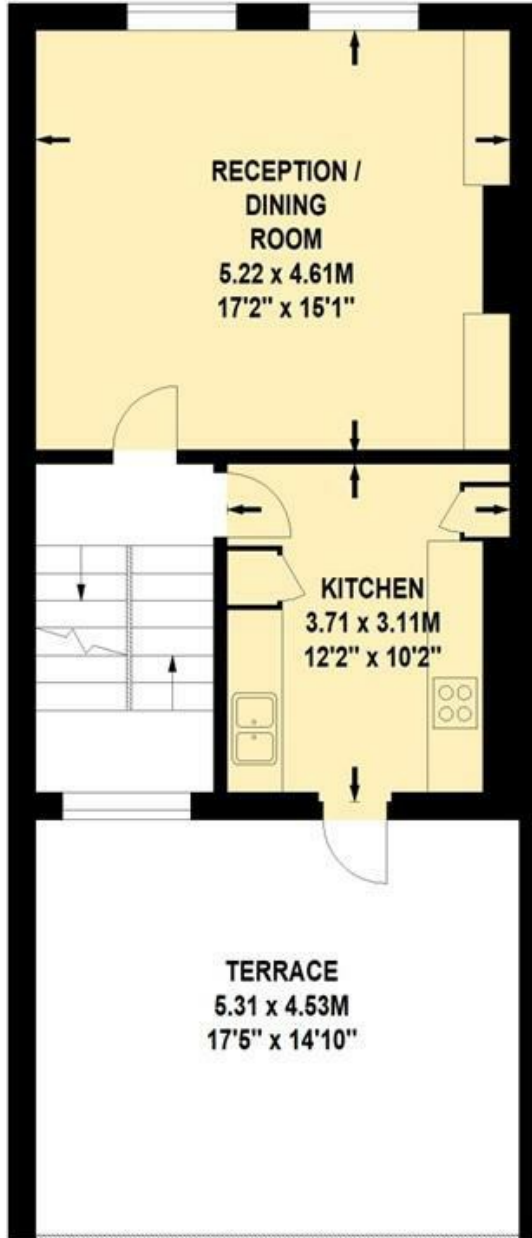




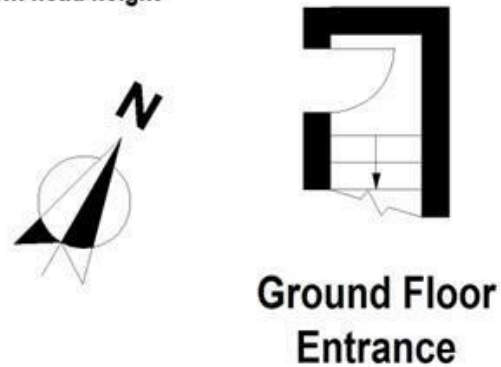
Blackfords Path, SW15

Approximate Gross Internal Area 85 sq.m / 915 sq.ft
Including Eaves Storage of Approximately 1 sq.m / 11 sq.ft

 Under 1.5m head height



First Floor



**Ground Floor
Entrance**



Second Floor

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.