

**ALLAN FULLER**  
— EST. 1983 —

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## Larpent Avenue London, SW15

A beautifully light and spacious three bedroom flat, recently renovated to an amazingly high standard and situated on one of the most prestigious residential roads in West Putney.

The property offers a generous mix of living and entertaining space with a large private garden. The first floor comprises a spacious kitchen/reception room with ample storage and stylish fitted appliances. There is also a large double bedroom which is currently being used as a living room, and a W.C. The utility room can also be found on this floor.

On the top floor there are two bedrooms with an en-suite shower to room to the principle bedroom and family bathroom.

Larpent Avenue is well located in West Putney and is in close proximity to Putney High Street with its wide range of shops, restaurants and bars. There are good transport links nearby with local bus routes, tube services and the mainline station offering services into Waterloo. For outdoor activities, Putney Heath, Wimbledon Common and Richmond Park are all nearby as is the River Thames with the Clipper service to Westminster and beyond.  
EPC-C Wandsworth Council Tax Band F



**Asking Price £900,000**  
**Leasehold**





## Larpent Avenue, SW15

Approximate Gross Internal Area 122 sq.m / 1313 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

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