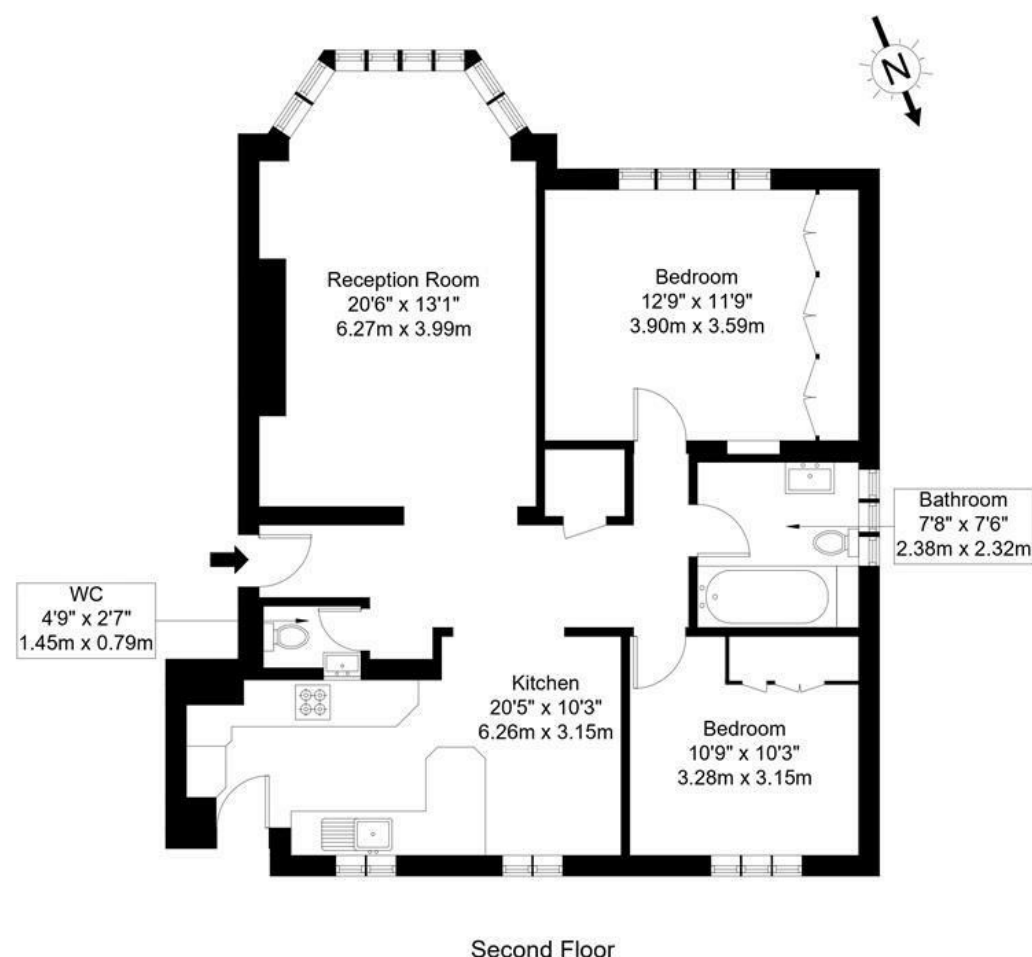


# WARREN

The Putney Estate Agent

## Portsmouth Road, SW15 3TX

Approx Gross Internal Area = 88.44 sq m / 951 sq ft



Second Floor

Ref :

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

•All measurements are approximate.



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# WARREN

The Putney Estate Agent

## Rutland House, Putney, SW15

A spacious (951 SQ FT) two-bedroom, second floor apartment (with lift), enjoying a delightful rural and extremely peaceful setting within this handsome 1930's mansion block development on Putney Heath. Residents of the development enjoy the use of the extensive communal garden and well-maintained grounds, residents off-street parking and two tennis and squash courts. Highlands Heath location allows for convenient access to the A3 and public transport routes as well as easy access to Central Putney with all its amenities and transport links, and direct access to the green open spaces of Putney Heath. This property is being sold chain free and a virtual 360 tour is available.



- 951 SQ FT
- WIDE ENTRANCE HALLWAY
- TWO BEDROOMS
- FAMILY BATHROOM
- WELL MAINTAINED COMMUNAL GARDENS AND GROUNDS
- ART DECO 1930's MANSION BLOCK APARTMENT
- RECEPTION ROOM
- KITCHEN
- GUEST W.C.
- RESIDENTS OFF STREET PARKING

Guide Price

**£525,000**

Under Offer (SSTC)

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