

## Putney Bridge Road, SW15 2NZ

Approx Gross Internal Area = 105.08 sq m / 1131 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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•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.  
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## Putney Bridge Road, Putney, SW15

A superbly presented and spacious (1,131 SQ FT) two double bedroom ground floor Victorian maisonette with a private landscaped south facing garden. Of particular note is the well-appointed Neptune kitchen, with an additional purpose-built larder and breakfast cabinet, separate utility room as well as a dining room which opens out onto the very quiet garden. The property further benefits from two good sized bedrooms with a tiled courtyard leading from the main bedroom. The cellar is extremely large, and offers fantastic storage. The property is very conveniently positioned for access to all major transport links into the city (bus, tube and train) and directly opposite Putney's largest riverside park, Wandsworth Park.



- 1,131 SQ FT
- ENTRANCE HALLWAY
- FAMILY BATHROOM
- LIVING ROOM
- LARGE CELLAR
- LANDSCAPED PRIVATE SOUTH FACING GARDEN
- TWO DOUBLE BEDROOMS
- NEPTUNE KITCHEN & DINING AREA
- UTILITY AREA
- EPC RATING: C

Guide Price  
**£875,000**  
Available



