

# WARREN

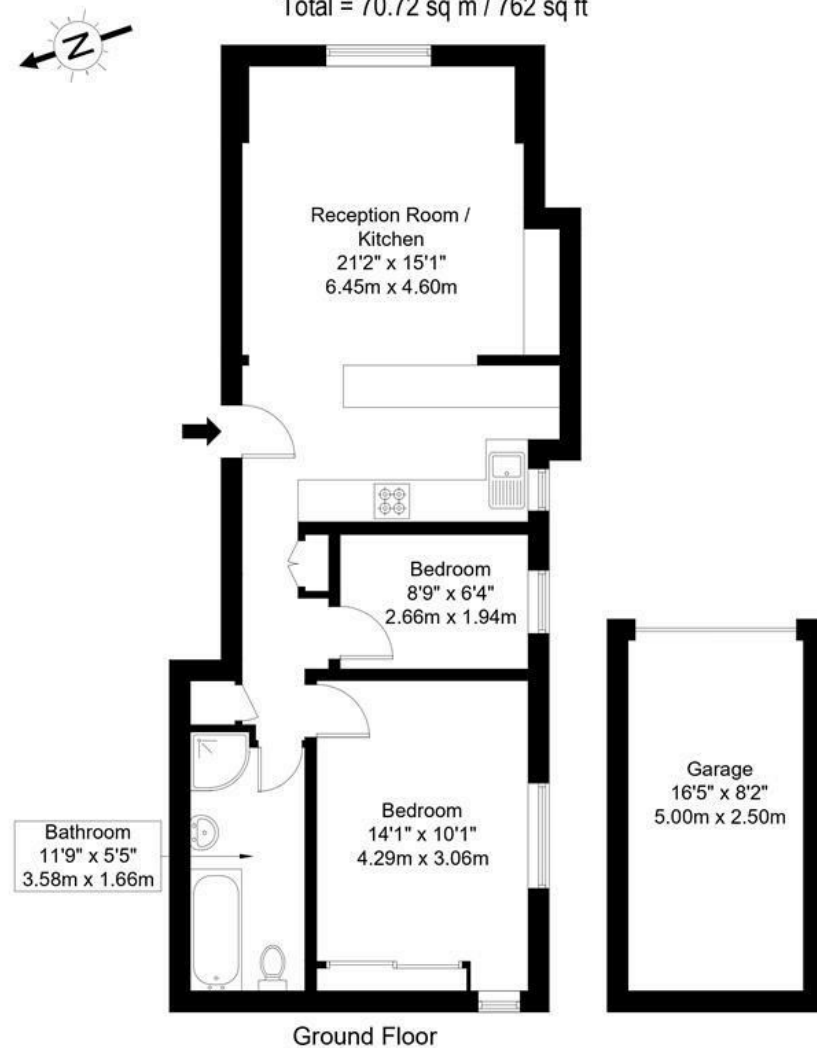
The Putney Estate Agent

## Gwendolen Avenue, SW15 6EP

Approx Gross Internal Area = 58.22 sq m / 627 sq ft

Garage = 12.50 sq m / 135 sq ft

Total = 70.72 sq m / 762 sq ft



Ground Floor

Ref :

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**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. 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.

•All measurements are approximate.



194 Upper Richmond Road, London SW15 2SH Also at: 139 Lower Richmond Road, London SW15 1EZ

E: [sales@warrenputney.co.uk](mailto:sales@warrenputney.co.uk) T: 020 8780 1100 F: 020 8780 0872

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The Putney Estate Agent

## Gwendolen Avenue, Putney, SW15

Situated on one of Putney's premier roads, a ground floor, two bedroom apartment (627 SQ FT) within this converted detached house on arguably Putney's finest roads. The accommodation comprises an elegant reception room with open plan kitchen, double bedroom with fitted wardrobes, a single bedroom/study and a family bathroom. Residents also benefit from the use of the well-maintained communal garden to the rear of the property. Gwendolen Avenue is a fantastic location for commuters and is within walking distance to all major transport links and shops as well as being in close proximity to Putney's many surrounding green open spaces and leisure facilities as well as numerous excellent primary and secondary schools. This property is being sold chain free.



- 627 SQ FT
- GROUND FLOOR
- OPEN PLAN RECEPTION/KITCHEN
- COMMUNAL GARDEN
- CLOSE PROXIMITY TO TRANSPORT LINKS
- TWO BEDROOM APARTMENT
- PRIME WEST PUTNEY LOCATION
- FAMILY BATHROOM
- GARAGE
- EPC RATING: D

Guide Price

**£525,000**

Available

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[warrenputney.co.uk](http://warrenputney.co.uk)

