



**JAMES
ANDERSON**



FOR SALE

Bangalore Street, London, SW15

£1,000,000

Guide Price

A well presented split level four bedroom Edwardian maisonette on one of the most desirable roads in West Putney with circa 1500sq ft of living space, own front door and private garden.

On the first floor the property offers versatile accommodation, benefiting from a light and airy bay fronted living room, double bedroom with fitted wardrobes, office/study, further bedroom with fitted wardrobes, family bathroom, utility room, and spacious kitchen/dining room with access to the private rear garden. The second floor offers a large master bedroom with a range of fitted wardrobes and eaves storage. A second bathroom is just off the landing which leads to another double bedroom with further eaves storage.

Bangalore Street is a prime West Putney location, within a quiet residential road yet only minutes from the Lower Richmond Road, with its independent retailers and coffee shops, and Putney High Street. Excellent transport links with mainline and underground trains, many buses and the river boat. The property is located within the catchment area of a number of Ofsted outstanding rated



Four Spacious Double Bedrooms



Two Bathrooms



Large Reception Room Suited For Entertaining



Kitchen / Dining Room



EPC Rating - C



Easy Access To A Variety Of Transport Links



Close To Highly Regarded Schools



Quiet & Peaceful Location In West Putney



Moments From Green Open Spaces



Short Stroll To The River Thames

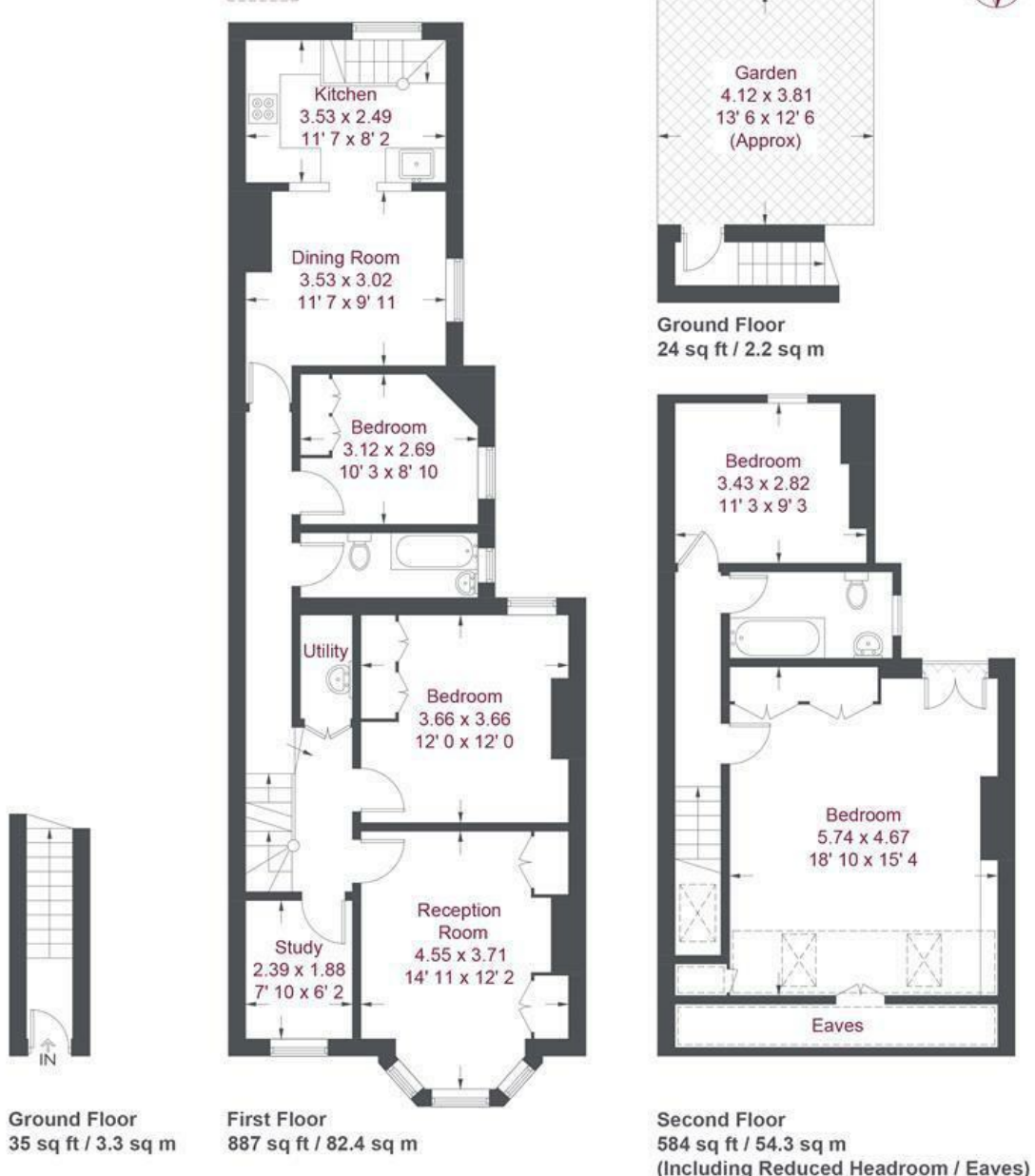


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



= Reduced headroom below 1.5m / 5'0"



Bangalore Street

Approximate Gross Internal Area = 1432 sq ft / 133.1 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m
Total = 1530 sq ft / 142.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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