



**JAMES  
ANDERSON**



**FOR SALE**

**£925,000**

**Bangalore Street, London, SW15**










**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 primary schools. The property also benefits from easy access to many outdoor activities such as parks, playgrounds, sports clubs, the London Wetland Centre and public footpaths along the river Thames.

-  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

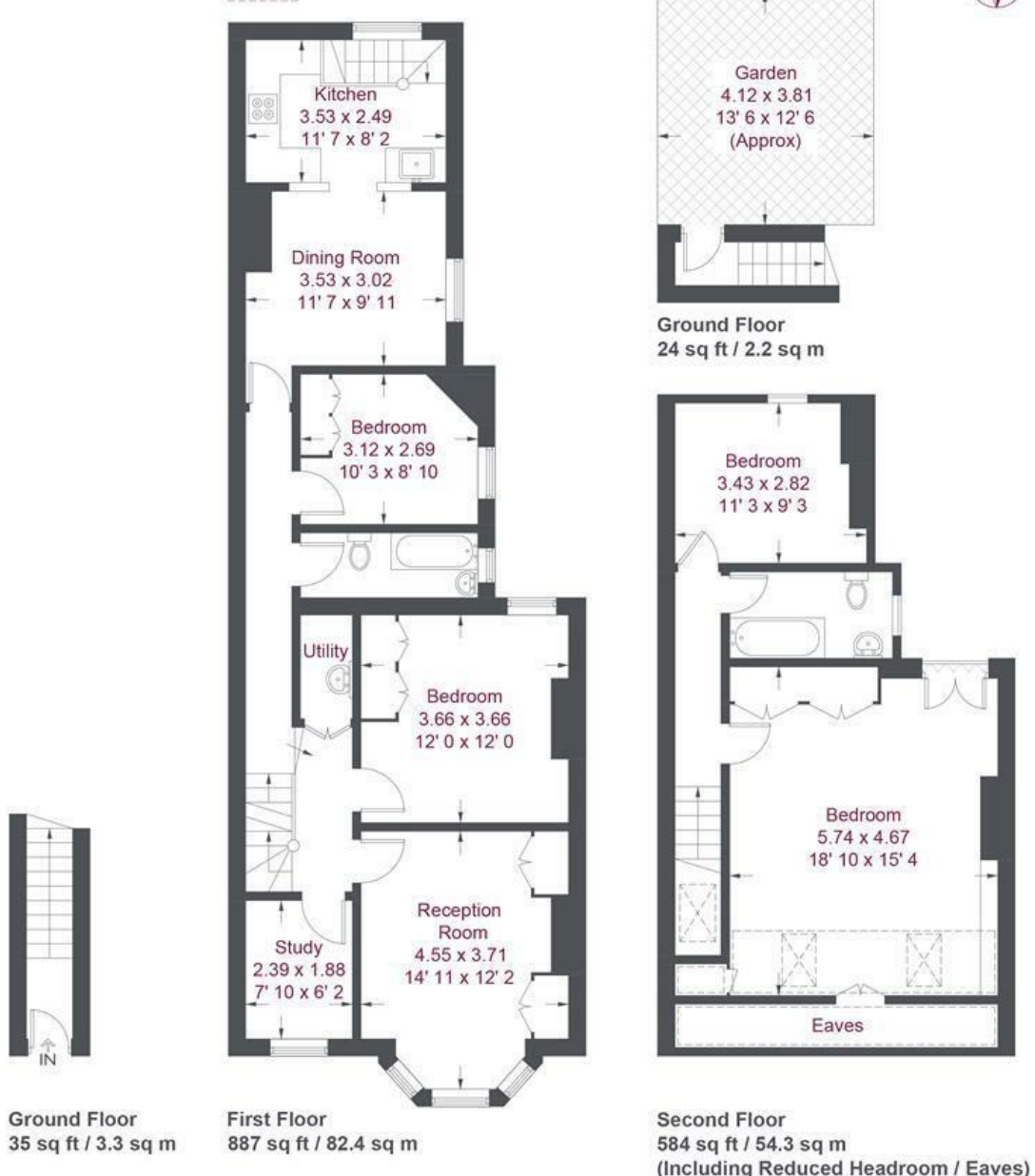


**OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm**

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

