



**JAMES
ANDERSON**



FOR SALE

£950,000

Mascotte Road, Putney, SW15

Price

With two double bedrooms, ample living space, character and high ceilings this charming rare to the market period home is nestled on a quiet and peaceful street in the heart of Putney while offering a wonderful opportunity to extend and add value.

Mascotte Road is an idyllic street located in prime west Putney, it is exceptionally quiet and is within easy walking distance to the comprehensive transport links and many amenities of central Putney while close to a number of highly regarded local schools.

This period property boasts a number of character features, including high ceilings, refurbished wooden flooring and feature fireplace and is presented in excellent decorative order

The property consists of internal hallway, bright reception room with feature fireplace, separate dining room with storage cupboard, high spec bespoke kitchen and a secluded west facing garden. The first floor continues with the same high standard. Both double bedrooms provide excellent storage space alongside a four piece bathroom suite.



Two Bedrooms



Bathroom Suite



Two Reception Rooms



Fitted Bespoke Kitchen



EPC Rating - TBC



Moments From Transport Links



Outstanding Local Schools



West Facing Garden



Potential To Extend (STTP)



Highly Regarded Quiet & Peaceful Location



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

020 8788 6611

Mascotte Road

Approximate Gross Internal Area = 1159 sq ft / 107.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 155 sq ft / 14.4 sq m
 Total = 1314 sq ft / 122 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

