



**JAMES  
ANDERSON**



## FOR SALE

**£625,000**

Norroy Road, London, SW15

Rarely available, a stunning two bedroom south facing garden flat with its own private entrance located within a highly desirable Mansion block on Norroy Road, Putney.

Measuring 837 Sq Ft, this charming property has retained many of its original features from tiled floors, fireplaces and coving throughout. The hallway is incredibly spacious followed by a large sitting room with feature bay window. Two double bedrooms, modern bathroom and a modern kitchen/diner complete the accommodation.

A particular feature is the south facing garden this can be accessed from the kitchen. To be sold chain free, a must see with surprisingly low service charges for this type of property.

Norroy Road is a highly popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.

Council tax band D



Two Double Bedrooms



Modern Bathroom



Stunning Reception Room, Period Features



Spacious Kitchen/Diner



EPC Rating - D



Central Putney Location



Outstanding Local Schools



Prime Location, Desirable Mansion Block



Private South Facing Garden



Private Entrance, 838 Sq Ft



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

**0208 785 4400**



Lower Ground Floor

## Norroy Road

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m

Storage = 37 sq ft / 3.4 sq m

Total = 838 sq ft / 77.8 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>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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