



**JAMES  
ANDERSON**



## FOR SALE

**£850,000**

Lysons Walk, Putney, SW15

Guide Price

Tucked away in a peaceful and quiet location within the Dover House Conservation Area this fabulous end terrace family home offers flexible living space, stylish interiors and secluded gardens.

Leading up to the property you are greeted by a welcoming and secluded front garden with room to grow vegetables or to be used as an additional space to relax with a table and chairs.

As you step through the entry way, the ground floor accommodation comprises of a spacious hallway, large reception room suited for entertaining, stylish fitted kitchen including separate a utility room alongside a bright and airy conservatory which doubles as a play room/dining room that leads to the rear garden with mature shrubs, shed for outdoor storage spaces and side access.

Upstairs offers three good sized bedrooms with ample storage and a modern three piece bathroom suite.

Lysons Walk is located within the ever popular Dover House Conservation area, benefitting from the picturesque green and located just round the corner from Pleasance playground while only a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Three Bedrooms



Three Piece Bathroom Suite



Spacious Reception Room



Stylish Kitchen



EPC Rating - C



Easy Access To Transport



Catchment For Great Schools



Quiet & Peaceful Location



Sunny Garden, Great For Entertaining

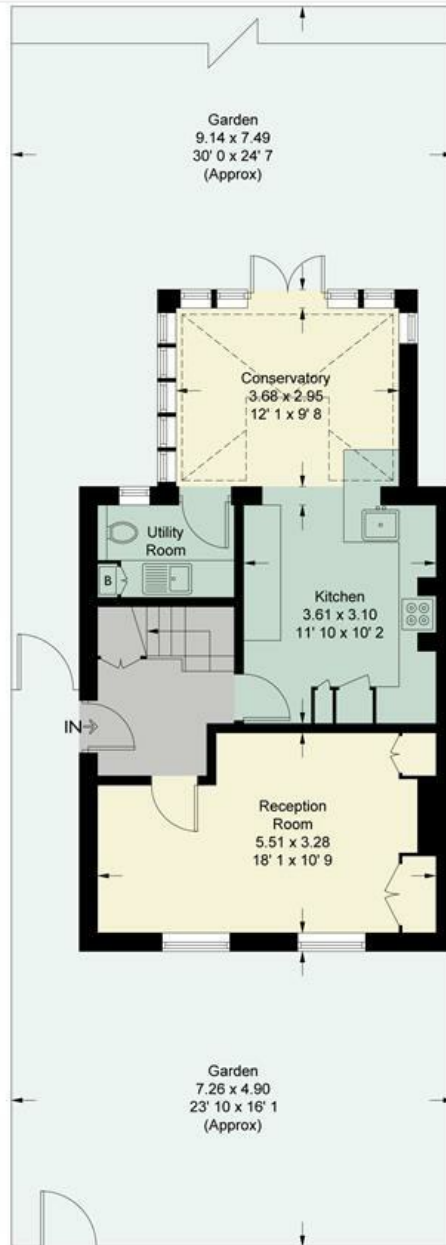


Short Distance To Shops & Green Open Spaces

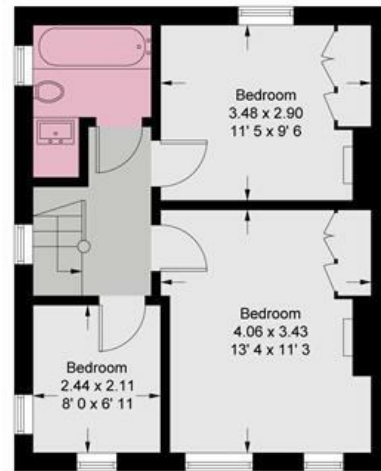


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



**Ground Floor**  
557 sq ft / 51.8 sq m



**First Floor**  
425 sq ft / 39.5 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) <b>A</b>                          |  |                         | <b>82</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>69</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 |           |

