



**JAMES  
ANDERSON**



# FOR SALE

# £775,000

Henty Walk, London, SW15

Guide Price

Under Offer - Offering over 1000sqft this sleek and stylish family home is located on a quiet and peaceful road in the highly sought-after Dover House conservation area while providing spacious accommodation over three floors.

Henty Walk offers easy access to local shops and amenities including Barnes Station, Putney Heath and is a short stroll through tree lined West Putney towards Putney High Street, giving access to both underground and over-ground stations.

This home is presented in excellent condition while offering plenty of a natural light and flexible living space suited for families and/or young working professionals.

The front garden and patio have been recently landscaped with new fencing to provide a lovely secluded setting while downstairs the property benefits from a comfortable living room, modern fitted kitchen/dining extension with cloak/utility room which leads onto the pretty garden suited for al-fresco dining as we lead into the summer months.



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

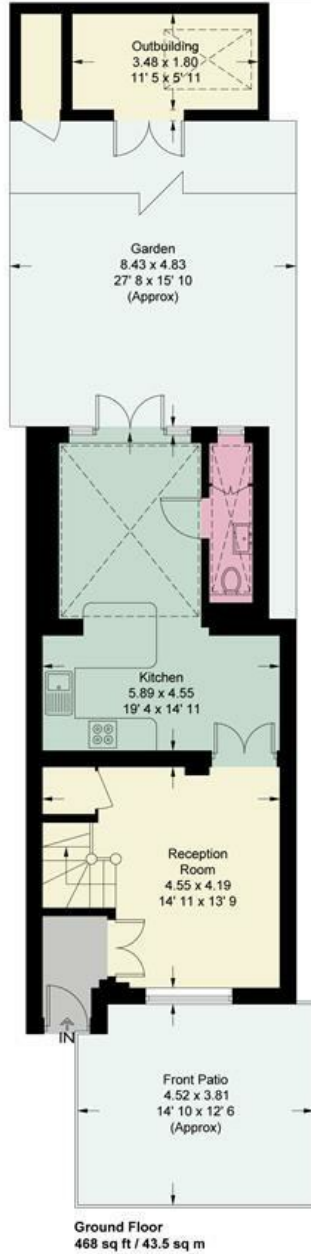
020 8788 6611

# Henty Walk

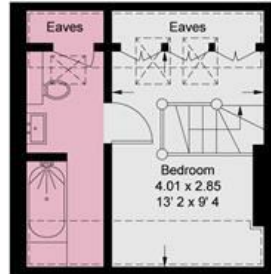
Approximate Gross Internal Area = 929 sq ft / 86.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 85 sq ft / 7.9 sq m  
 Outhouse = 67 sq ft / 6.2 sq m  
 Total = 1081 sq ft / 100.5 sq m



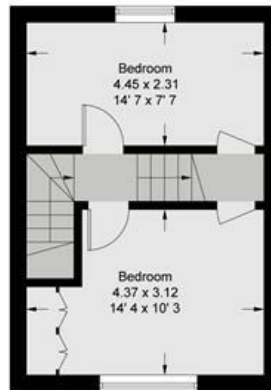
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= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
230 sq ft / 21.4 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
316 sq ft / 29.4 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>68</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	

