



**JAMES  
ANDERSON**



## FOR SALE

**£950,000**

**Bangalore Street, Putney, SW15**

**Guide Price**

Located on one of West Putney's most desirable roads, this stylish period apartment has been refurbished to the highest standards by the current owner. This ground floor garden maisonette combines modern comfort with timeless elegance, making it an exceptional find in this sought-after area.

**Interior Features:** Open Plan Living: The spacious living area seamlessly integrates the kitchen, dining, and lounge spaces, flooded with natural light to create an airy and inviting atmosphere. Elegant herringbone parquet wood flooring throughout adds a touch of timeless class. Perfect for entertaining, this free-flowing layout enhances the sense of space and sophistication.

**Bespoke German Kitchen:** A culinary enthusiast's dream, the kitchen features a custom-built design with sleek marble countertops, top-of-the-line integrated appliances, and ample cabinetry.

**Bedrooms:** The main bedroom is thoughtfully designed with bespoke built-in wardrobes and a luxurious en-suite bathroom, complete with modern fixtures and a walk-in shower. The second double bedroom offers a charming bay window and generous wardrobe space.



Two Double Bedroom Stylish Apartment



Two Bathrooms



Open Plan Living Suited For Entertaining



High End Fitted Kitchen



EPC Rating - C



Close To Transport Links



Within Catchment For Highly Regarded Schools



Prime West Putney Location - Quiet & Peaceful Road



Moments From Green Open Spaces & River Thames



Meticulously Designed & Refurbished By The Existing Owners



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

020 8788 6611

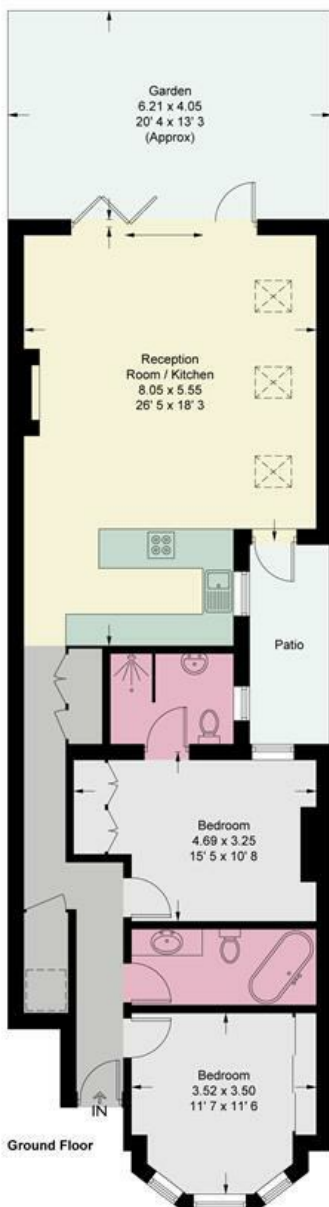
# Bangalore Street

Approximate Gross Internal Area = 982 sq ft / 91.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 988 sq ft / 91.8 sq m



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= Reduced headroom below 1.5m / 5'0"



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>			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>80</b>

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		

