



**JAMES
ANDERSON**



FOR SALE

£595,000

Putney Bridge Road, London, SW15

A beautifully presented two bedroom first floor period conversion located on Putney Bridge Road overlooking Wandsworth Park.

Measuring 641 Sq Ft this charming property benefits from high ceilings, period features and lots of natural light. The accommodation comprises two large double bedrooms with a modern bathroom and a large open plan kitchen/living area. This open plan space is ideal for entertaining with space to dine, large sash windows, stunning cast iron radiators, a white gloss kitchen and a very cool utility room. The utility has a dishwasher, washing machine and ample storage. The property benefits from a share of the freehold and would suit a first time buyer.

Putney Bridge Road is conveniently located in the heart of Putney, close to the shopping and transport facilities of Putney High Street. East Putney underground station and Putney mainline station are both a short walk away, and there are bus stops close by with great bus links to Wandsworth, Clapham and Fulham. The property is situated close to Brandlehow Primary School rated 'Outstanding' by Ofsted and is also ideally placed for access to Wandsworth Park and the River Thames.

Stunning views over Wandsworth Park and the River Thames



Two Double Bedrooms



Modern Bathroom Suite



Open Plan Living, Light and Spacious



Utility room



Stunning Views Over Wandsworth Park



Share of Freehold



Excellent Condition



Parking Easily Available in the street



Acoustic Double Glazed Windows to the Front of the Property



The Building has been Completely Re-Roofed and Insulated



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

0208 785 4400

Putney Bridge Road

Approximate Gross Internal Area = 641 sq ft / 59.6 sq m



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First Floor

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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

