



JAMES  
ANDERSON



## FOR SALE

Bangalore Street, London, SW15

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,350,000.

Offering over 2000sqft this wonderful period home provides ample living space and a high specification finish while being located in one of West Putney's premier roads.

Bangalore Street is a prime West Putney location, situated on a quiet road yet only minutes from Lower Richmond Road and Putney High Street. This area offers a vibrant mix of retailers, coffee shops, and excellent transport links, including mainline and underground trains, bus route and river boat service.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

£1,350,000

By Auction



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# Bangalore Street

Approximate Gross Internal Area = 2113 sq ft / 196.3 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 366 sq ft / 34 sq m



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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	55	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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