



JAMES  
ANDERSON



## FOR SALE

### Beaufort Close, London, SW15

Nestled in the desirable Beaufort Close within Highlands Heath, Putney, this splendid end-of-terrace house offers a perfect blend of comfort and modern living. Spanning over three floors and boasting an impressive 1628 square feet, the property features three well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, including a formal space on the raised ground floor, perfect for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the expansive kitchen/living/dining area, which is enhanced by bi-folding doors that seamlessly connect the indoor space to the large landscaped garden. This private outdoor oasis, complete with side access and an electric awning, provides an excellent setting for gatherings and relaxation, all while being not overlooked by neighbouring properties.

Additional conveniences include a study, a utility room, and a double-length garage, complemented by a driveway that accommodates two allocated parking spaces. The property is situated within a secure gated community, offering peace of mind with an on-site caretaker and a reasonable service charge of £525 per month, which covers refuse collection from Monday to Friday.

The location is truly exceptional, with the natural beauty of Putney Heath and Wimbledon Common just a stone's throw away, providing ample opportunities for outdoor activities and leisurely strolls. This home presents a rare opportunity to enjoy a tranquil lifestyle in a vibrant community. This property is not to be missed for those seeking a harmonious blend of space, style, and convenience in one of London's most sought-after areas.



Three bedrooms



Two bathrooms



Two reception rooms, formal reception room on the raised ground floor



Study, utility room, large kitchen/living/dining room



Over three floors, 1628 Sq ft, end of terrace



Double length garage and driveway with two allocated parking spaces



Large landscaped garden, private with side access and not overlooked, an excellent entertaining space with electric awning



Secure gated community, on-site care taker, service charges £485 per month (£5,820 PA) to include refuse collection Mon-Fri. Council Tax £1,716.95 PA



Incredible location next to Putney Heath and Wimbledon Common



Double glazed UPVC windows throughout, bi-folding doors



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

0208 785 4400

# Beaufort Close

Approximate Gross Internal Area = 1891 sq ft / 175.6 sq m  
(Including Reduced Headroom / Garage)  
Reduced Headroom = 14 sq ft / 1.3 sq m  
Garage = 263 sq ft / 24.4 sq m



**JAMES  
ANDERSON**



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	

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	

