WENLOCK & TAYLOR

BANGALORE STREET, PUTNEY

LONDON, SW15 1QD

PRICE £599,950

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BANGALORE STREET, PUTNEY, LONDON, SW15 1QD

Located in this very sought-after tree-lined street near to Putney Common open space and Thames Riverside embankment, this 818 sq.ft (76 sq.m) approx First Floor purpose built Flat within an Edwardian style End of Terrace property comprises own street entrance, 3 bedrooms (one with en-suite shower/wc and another being 'box room/study' size), west facing reception room, kitchen and bathroom/wc. The flat, which is offered with no upper chain, benefits from double glazed windows, new carpeting and has further scope for increasing the living space via the unconverted loft space (stpp). Situated close to the popular cafe's/deli's on Lower Richmond Road and walking distance to Putney Bridge (District Line) and Putney (SouthWest Rail) stations. Tenure is Leasehold with a new Lease to be granted (999 years). Council Tax Band is 'E' (Wandsworth Council).

ENTRANCE, STAIRS & LANDING TO FIRST FLOOR

with access to loft space, radiator, high level mounted electric consumer unit and gas meter.

RECEPTION

14'10 (to bay) x 12'0 (to alcove) (4.52m (to bay) x 3.66m (to alcove))
with double glazed sash windows, radiator, fireplace and surround, ceiling coving.

BEDROOM 1

12'2 (to alcove) x 11'11 (3.71m (to alcove) x 3.63m)
with double glazed window, radiator, door to en-suite shower/wc.

EN-SUITE SHOWER/WC

with built in shower cubicle, pedestal wash hand basin, wc, towel radiator, tiled splashback, tiled floor, extractor fan.

BEDROOM 2

11'10 x 9'4 (3.61m x 2.84m)
with double glazed windows, radiator,.

BEDROOM 3/'BOX ROOM/STUDY'

8'6 x 6'6 (2.59m x 1.98m)
with radiator, double glazed windows.

KITCHEN

9'10 x 7'11 (3.00m x 2.41m)
with inset sink and drainer, wall and base cupboards, work surface, hob and oven, panelled splashback, central heating boiler, radiator, double glazed window, plumbing for washing machine and dishwasher.

BATHROOM/WC

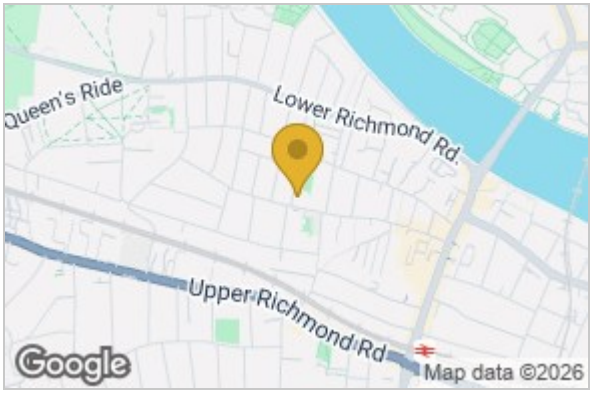
with white suite comprising bath and shower attachment, wash hand basin and mixer, wc, tiled splashback, towel radiator, double glazed frosted window.

TENURE

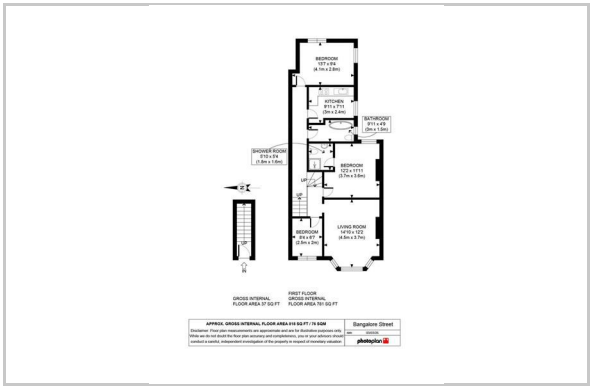
The tenure is Leasehold with a new Lease to be granted for a term of 999 years.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

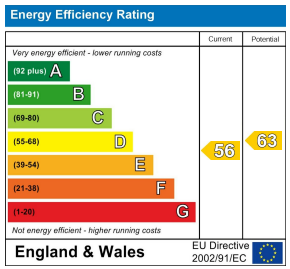
AREA MAP

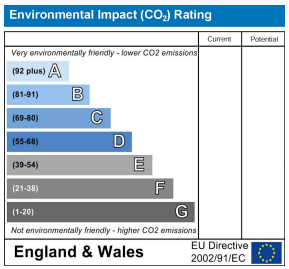


FLOOR PLAN



ENERGY EFFICIENCY GRAPH





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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