Putney Bridge Road, London, SW18 1PF

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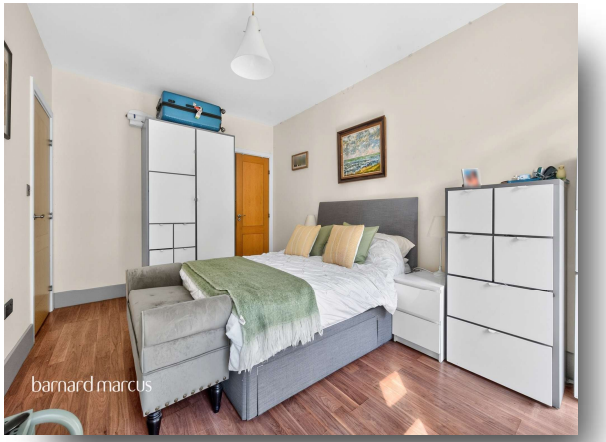
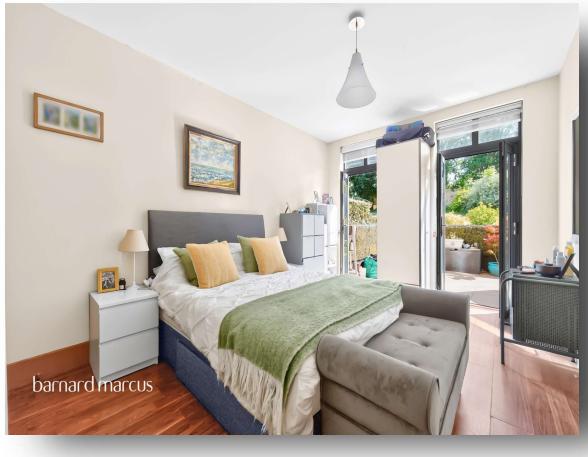
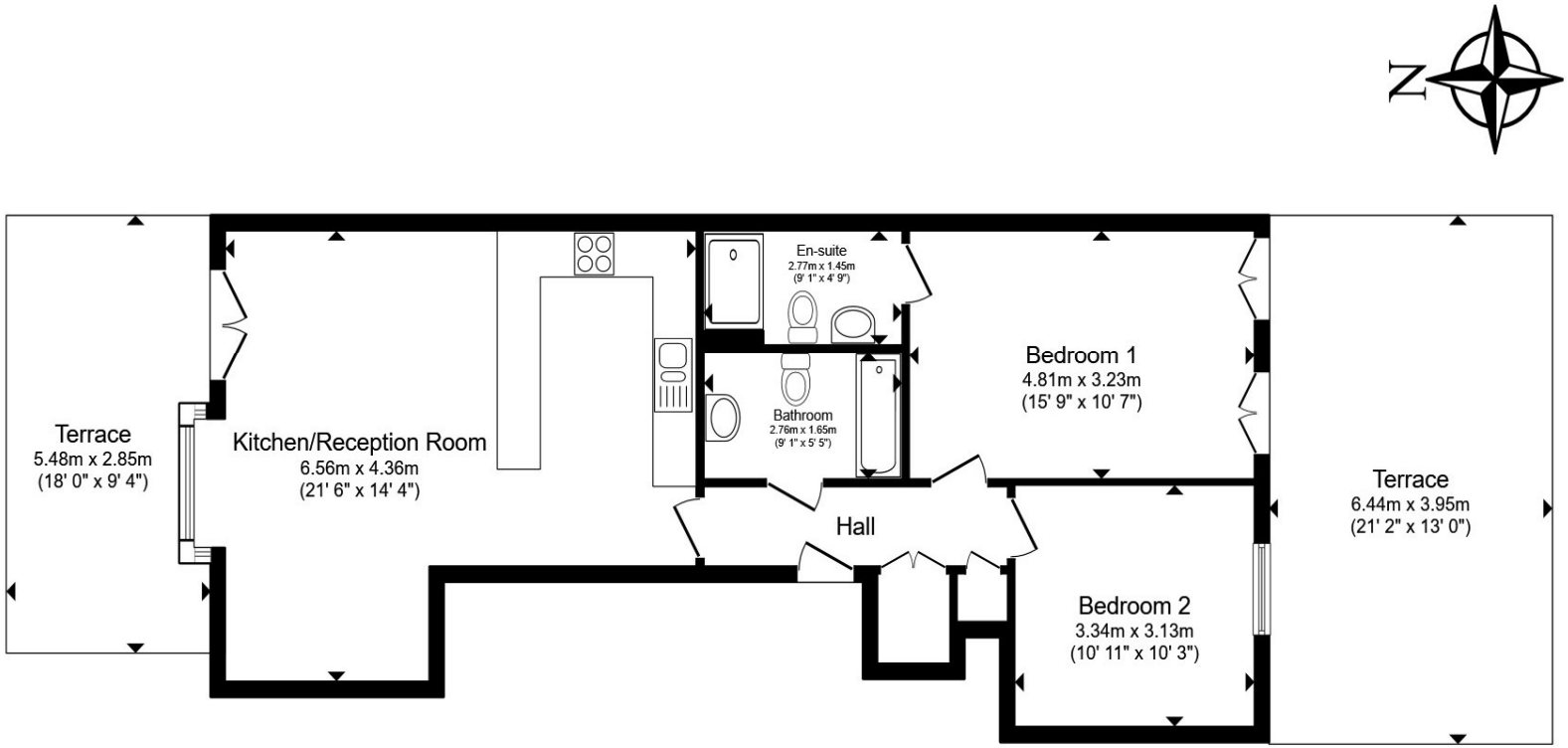
welcome to

Putney Bridge Road, London

A two Bathroom ground floor apartment with private patio & underground parking . Located on Putney Bridge Road, directly opposite Wandsworth Park.







Total floor area 76.3 m² (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This beautifully presented ground floor purpose built apartment offers spacious accommodation, a large private patio, and allocated underground parking.

Ideal for first time buyers, the property comprises a bright and spacious open plan kitchen/reception room with ample space for dining and entertaining, two well proportioned double bedrooms, and a contemporary family bathroom. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room.

Further benefits include a designated underground parking space, well maintained communal gardens, and a generous private patio area, perfect for outdoor dining and relaxation.

The property is superbly positioned within easy reach of the shops, cafés, restaurants, and transport links of Putney High Street. East Putney Underground Station is just a short walk away, while Putney and Wandsworth Town mainline stations provide direct services into London Waterloo. Clapham Junction is also easily accessible by bus. For motorists, the A3 is conveniently reached via West Hill, and the open green spaces of Wandsworth Park are situated directly opposite the development.

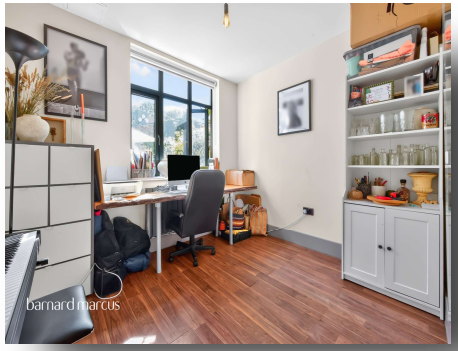
welcome to

Putney Bridge Road, London

- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated Underground Parking Space
- Excellent Transport Links

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: 4047.00 Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107769

The Property Ombudsman

Property Ref:
PUR107769 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.