



Fawe Park Road

London, SW15

Asking Price £630,000

A modern and spacious period conversion, two double bedroom, split level maisonette located in this sought-after and most-convenient East Putney location.

CHESTERTONS



Fawe Park Road

London, SW15

- Period conversion
- Share of freehold
- over 1000sf
- Own front door
- 0.2 miles from East Putney tube
- Chain free
- Two double bedrooms
- Moments from Wandsworth Park



A modern and spacious period conversion, two double bedroom, split level maisonette located in this sought-after and most-convenient East Putney location.

Located on the first floor and spanning over 1000sqft, with its own private front door entrance, the property presents a bright open plan kitchen/dining room, spacious reception room, two double bedrooms, one of which is in the loft extension / mezzanine and one bathroom. The reception room is south facing, with a loving big bay window boasting lots of natural light.

The property further benefits from being Share of Freehold and the current owner has recently carried out a schedule of improvements to the property, meaning that it is truly turnkey ready.

Fawe Park Road is perfectly located for East Putney underground station (District Line) and Putney mainline station and all the shops, bars and restaurants on Putney High Street. Wandsworth Park with its river walks is moments away.

Tenure: Leasehold (currently being extended to 999 years) Plus Share of Freehold
Service Charge: £457.11 Building insurance
Ground Rent: Nil
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Putney Sales

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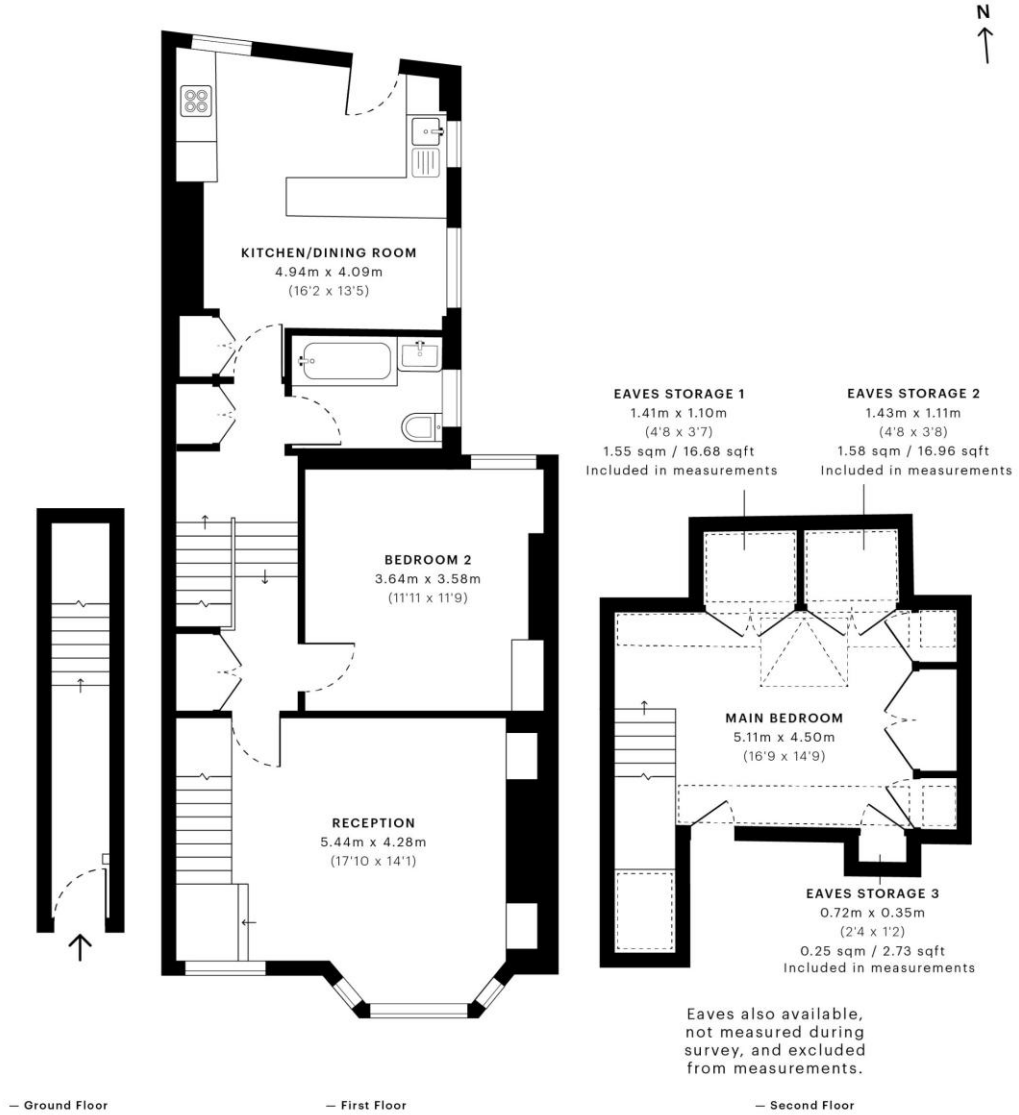


Fawe Park Road, SW15

CAPTURE DATE 21/03/2022 LASER SCAN POINTS 3,056,609

GROSS INTERNAL AREA

93.83 sqm / 1009.98 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
93.83 sqm / 1009.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
81.45 sqm / 876.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
9.24 sqm / 99.46 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 88.86 sqm / 956.48 sqft
IPMS 3C RESIDENTIAL 85.36 sqm / 918.81 sqft

SPFC ID 623205703a9da0e4a9087d5

