



**JAMES
ANDERSON**



FOR SALE

Rye Walk, London, SW15

A beautifully presented two-bedroom house situated in the heart of Putney, offering bright and well-balanced accommodation throughout.











£725,000

Guide Price

This attractive home features two generously sized bedrooms, a spacious reception room, a modern fitted kitchen, a contemporary bathroom, and a convenient downstairs WC. The property is presented in excellent condition throughout and further benefits from a private garden, a garage, and a loft providing valuable additional storage space, making it an ideal home for first-time buyers, professionals, small families, or investors.

Conveniently positioned within easy reach of Putney High Street, residents can enjoy an excellent selection of shops, cafés, restaurants and leisure facilities, while superb transport links, including Putney Station and East Putney Underground Station, provide quick access into Central London.

Offered to the market with no onward chain, this is an excellent opportunity to secure a well-maintained home in one of South West London's most sought-after locations.

-  Two double bedrooms
-  One modern bathroom & downstairs WC
-  Bright and spacious reception room
-  Well-appointed fitted kitchen
-  Freehold | Council tax E | EPC TBC
-  East Putney Underground Station (District Line)
-  Putney High School
-  Close to cafés, restaurants and shops
-  Garage
-  No onward chain



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

0208 785 4400

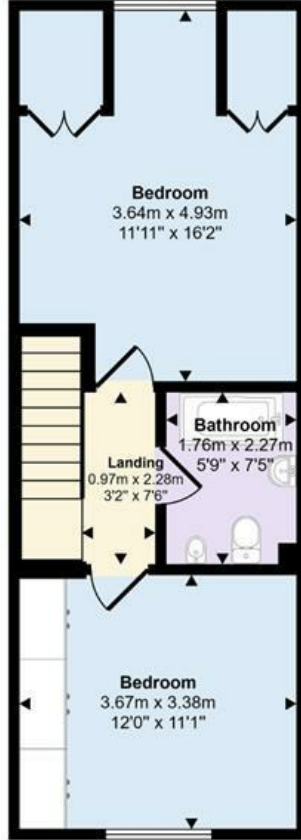


Rye Walk

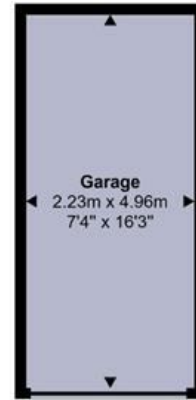
Approx Gross Internal Area
92 sq m / 985 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Garage
Approx 11 sq m / 119 sq ft

floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. No responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

