



**JAMES
ANDERSON**



FOR SALE





£750,000






Salvin Road, Putney, SW15

A beautifully presented two bedroom Victorian Maisonette located on Salvin Road, a prime West Putney location.

A perfect example, private entrance, light and spacious reception room with high ceilings, feature bay window and many period features. The main bedroom has views over the garden with fitted wardrobes, whilst the second bedroom is also a double room with fitted wardrobes. The shower room is finished to a good standard and there is further storage in the hallway. The kitchen/diner is excellent, providing a fantastic space to cook and entertain with french doors into a landscaped, west facing private garden with side access. To be sold with a share of the freehold.

Salvin road is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants, cafes and bars. Very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

-  Two Double Bedrooms
-  Shower Room
-  Stunning Reception Room
-  Large/Kitchen Diner
-  EPC Rating - E

-  Outstanding Transport Links
-  Excellent Local Schools
-  Prime West Putney Location
-  West Facing Garden, Side Access
-  Immaculate Condition, 757 Sq Ft



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

020 8788 6611



Salvin Road

Approximate Gross Internal Area = 753 sq ft / 69.9 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 757 sq ft / 70.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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			
		52	69
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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