



**JAMES
ANDERSON**



FOR SALE











£775,000

Colinette Road, Putney, SW15

An incredibly light and spacious three bedroom, top floor period conversion flat with over 1100 sq ft of lateral living accommodation situated on a Colinette Road, a prime west Putney location

The property comprises an impressive entrance hall and landing, a stunning living room, three double bedrooms, two bathrooms (one En-Suite) and a kitchen. Updating is required throughout but offers an excellent opportunity for a buyer looking to renovate or reconfigure. The loft space also has scope for redevelopment (STPP) to be sold chain free with a share of the freehold.

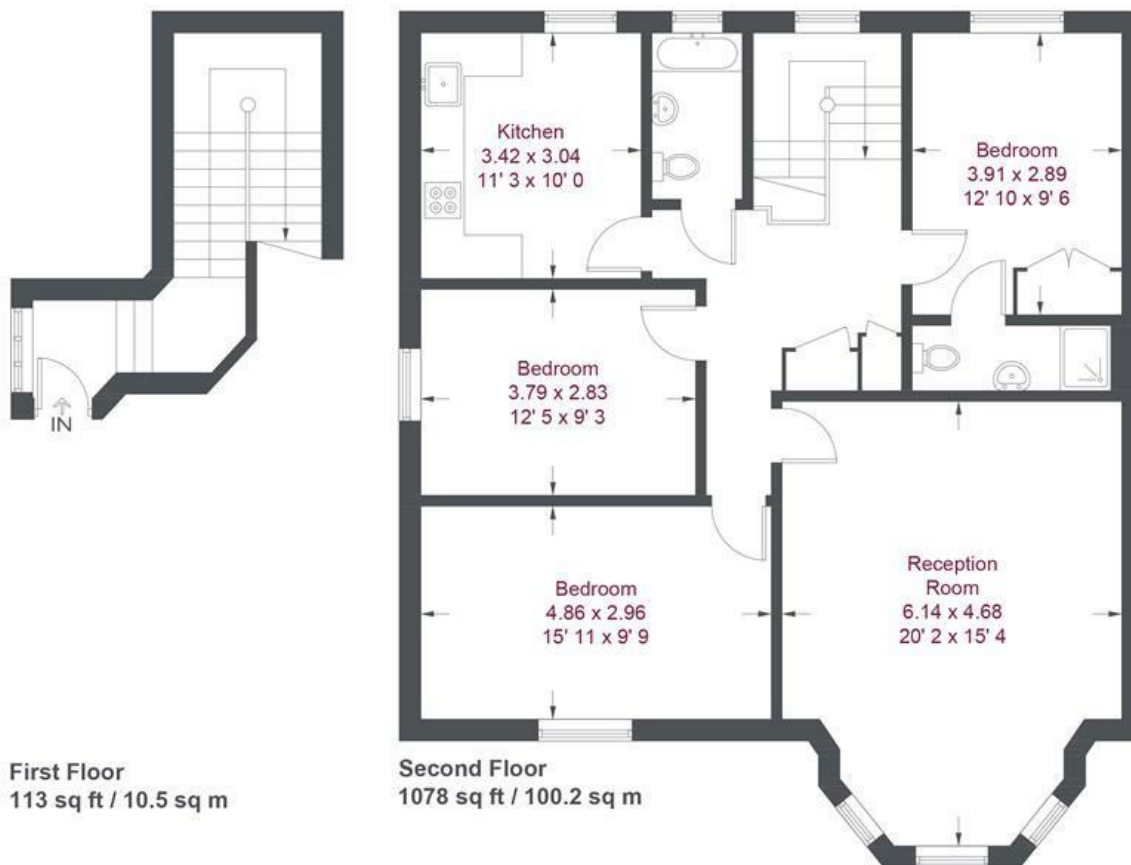
The location is ideal, very quiet and peaceful but also close proximity to from Putney High Street, Riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road and Putney train station with a selection of bus links immediately available into town. Richmond park is also five minutes away for the keen cyclists and dog walkers.

-  Three Double Bedrooms
-  Two Bathrooms (One-En-Suite)
-  Huge Living Room
-  Fitted Kitchen
-  EPC Rating - E
-  Excellent Transport Links
-  Outstanding Schools
-  Highly Regarded Road, Very Peaceful
-  No Onward Chain
-  Huge Potential, 1191 Sq Ft



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

020 8788 6611



First Floor
113 sq ft / 10.5 sq m

Second Floor
1078 sq ft / 100.2 sq m

Colinette Road

Approximate Gross Internal Area = 1191 sq ft / 110.7 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		54	64
(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		45	58
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

