



£630,000

Kendal Place, London, SW15

A beautifully presented two-bedroom property, split over three floors, situated in the heart of Putney. The property boasts excellent living space and benefits from securely gated parking, a communal garden and pool with changing rooms and a sauna.

The property consists of a bright and spacious reception room, with a seperate kitchen, benefiting from fully fitted stylish units that offers ample storage and preparation space. The master bedroom is generously sized and there is a further bedroom, family bathroom and extra W.C.

Kendal Place is located on the Upper Richmond Road and is within easy walking distance of the shops, restaurants and leisure facilities of central Putney. Putney mainline station, with direct access into Waterloo, is just a short walk away. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond. The green open spaces of Wandsworth Park are also close by.



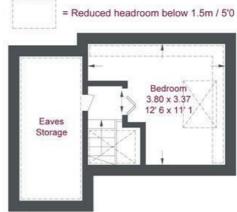
- Two Double Bedrooms
- Two Bathrooms
- Large Reception Room
- Modern Fitted Kitchen



- 📮 East Putney Tube Station Very Close By
- 😒 Outstanding Local Schools
- Very Popular Location
- Split Level, Light and Spacious
- 1085 Sq Ft, Private Parking & Swimming Pool

020 8788 6611

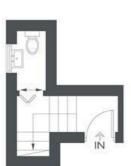




Third Floor

224 sq ft / 20.8 sq m (Including Reduced Headroom / Eaves Storage)





First Floor 56 sq ft / 5.2 sq m

805 sq ft / 74.8 sq m

Kendal Place

Approximate Gross Internal Area = 992 sq ft / 92.1 sq m (Excluding Reduced Headroom / Eaves Storage) Reduced Headroom / Eaves Storage = 93 sq ft / 8.7 sq m Total = 1085 sq ft / 100.8 sq m

> Energy Efficiency Rating Environmental Impact (CO₂) Rating Current Potential Current Potential Very energy efficient - lower running costs Very environmentally friendly - lower CO2 emission (92 plus) 🖄 (92 plus) 🗛 (81-91) В 70 (69-80) (69-80) 66 56 D (55-68) (55-68) Ε Ξ (39-54) (39-54) (21-38) F F G G Not energy efficient - higher running costs Not environmentally friendly - higher CO2 emissio EU Directive 2002/91/EC EU Directiv **England & Wales England & Wales** 2002/91/EC $\langle 0 \rangle$



All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Not to scale, for guidance only and must not be relied upon as a statement of fact

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

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