



**JAMES
ANDERSON**



FOR SALE

£585,000

Mexfield Road, Putney, SW15

Guide Price

This delightful two-bedroom upper maisonette on the highly desirable Mexfield Road, Putney, offers a perfect blend of period features and modern living. Spanning an impressive 977 square feet, the property is beautifully presented throughout, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you are welcomed into a spacious reception room that boasts a lovely Juliette balcony, allowing natural light to flood the space and providing a pleasant view of the surroundings. The separate kitchen is well-equipped, offering a functional area for culinary enthusiasts. Additionally, the property features a versatile study room, perfect for those who work from home or require extra space for hobbies.

The two bedrooms are generously sized, providing ample room for relaxation and rest. The maisonette also includes a well-appointed bathroom, ensuring convenience for residents and guests alike. With a share of freehold and no onward chain, this property presents a rare opportunity for buyers looking to settle in a sought-after location.

The property is well-positioned south of Wandsworth Park and the Thames Path, and close to the Southside Shopping Centre with its excellent selection of shops, eateries and cinema. There are excellent local schools in both the State and Independent sectors. Popular Putney High Street and Upper Richmond Road are close by, which are well noted for the fine selection of bars, restaurants and shops. Highly regarded Riverside Quarter is also easily reached.



Two Double Bedrooms + Study



One Bathroom



Spacious Reception Room



Large Separate Kitchen



EPC Rating E - Council Tax Band E - Share of Freehold



Brandlehow Primary



Period Split Level Maisonette



East Putney Tube Station



Juliette Balcony



No Onward Chain



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

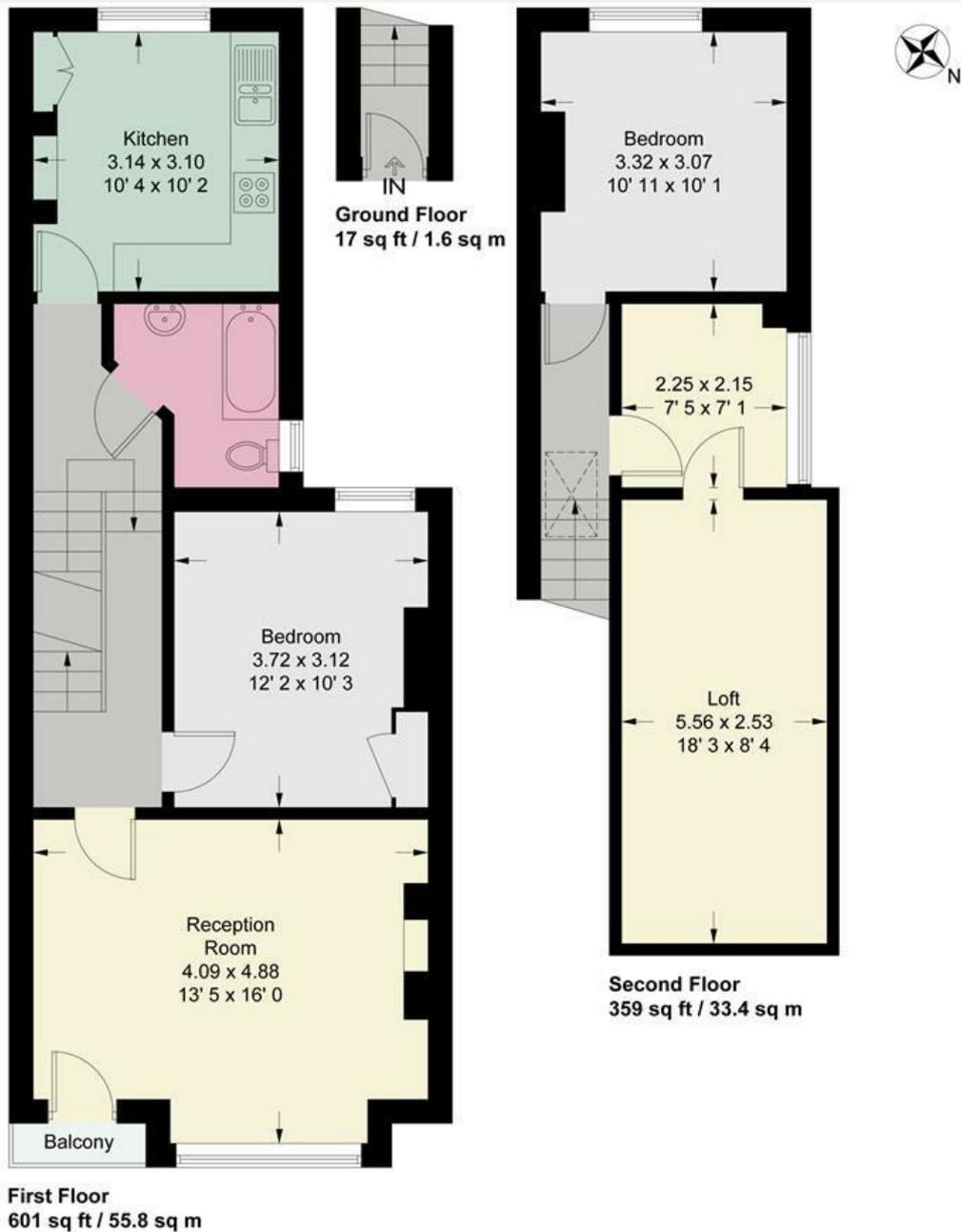
0208 785 4400

Mexfield Road

Approximate Gross Internal Area = 977 sq ft / 90.8 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		46	65
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

