



JAMES  
ANDERSON



## FOR SALE

£595,000

### Fawe Park Road, Putney, SW15

A well presented two double bedroom maisonette with a private garden which is located on Fawe Park Road, a quiet tree lined street in East Putney close to the Underground.

This charming property measures 722 Sq Ft and benefits from many period features, its own private entrance and potential to extend (STPP). To be sold with no onward chain and a share of the freehold.

This appealing home is within an eight minute walk of Putney mainline station, four minutes from East Putney and 12 minutes from Putney Bridge underground stations, plus numerous excellent bus services. It is a few minutes walk to the River Thames, Wandsworth Park and the outstanding Brandelhow Primary School.



Two Double Bedrooms



One Bathroom



Large Bright Reception Room



Modern Kitchen



EPC C - Council Tax Band D - Share of Freehold



East Putney Tube Close By



Brandelhow Primary School Catchment



Wandsworth Park



South Facing Private Garden



Potential to Extend (STPP)



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

0208 785 4400

# Fawe Park Road

Approximate Gross Internal Area = 746 sq ft / 69.3 sq m

(Excluding Reduced Headroom)

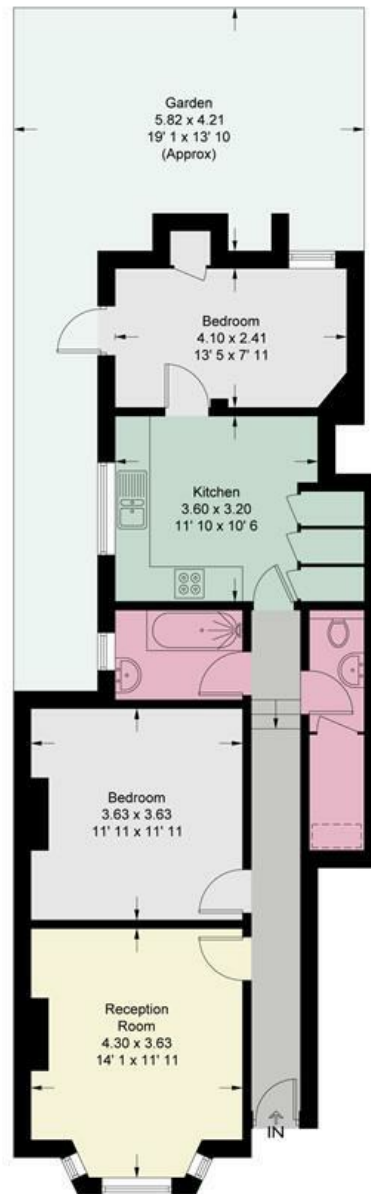
Reduced Headroom = 3 sq ft / 0.3 sq m

Total = 749 sq ft / 69.6 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

