



JAMES  
ANDERSON



## FOR SALE

**£595,000**

### Fawe Park Road, London, SW15

A two bedroom ground floor garden maisonette located on Fawe Park Road, Putney. The property measures 863 Sq ft and benefits from an unusually large plot. The accommodation is arranged to provide two bedrooms, a large living room overlooking the garden, a kitchen, utility room and bathroom.

Outside there is a large side return and south facing rear garden. The property has superb potential and could be configured and extended in several different ways to suit the next owner (STPP)

The property will be sold with a share of the freehold and no onward chain.

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 and moments from Wandsworth Park and the outstanding Brandlehow Primary School.



Two bedrooms



Large reception room



Bathroom and utility room



Kitchen



Private entrance



Large plot, huge potential



No onward chain



863 Sq ft



Share of freehold



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

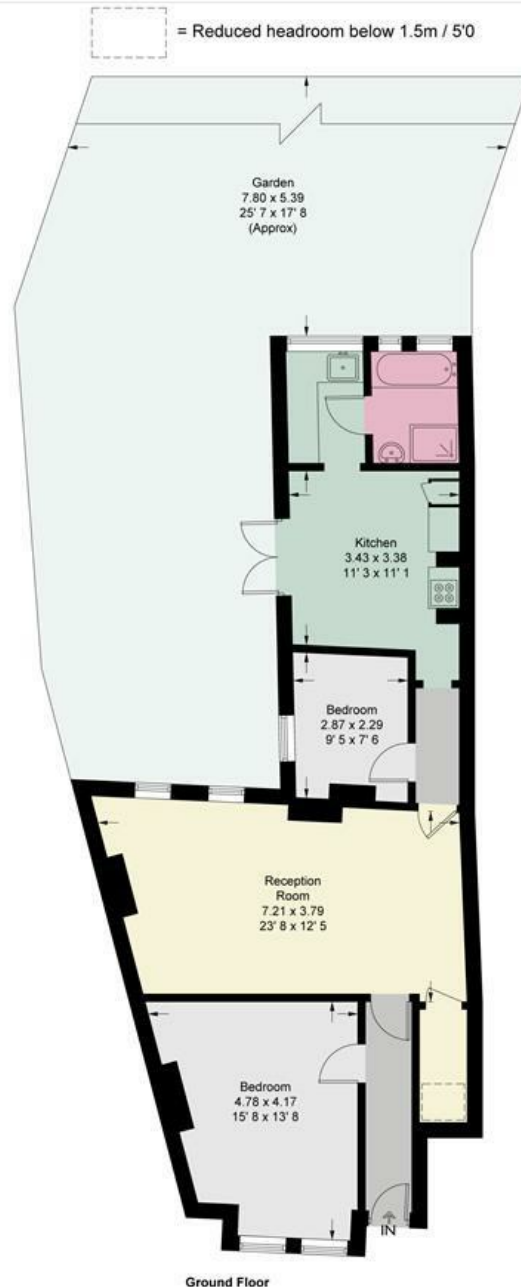
**0208 785 4400**

# Fawe Park Road

Approximate Gross Internal Area = 857 sq ft / 79.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 6 sq ft / 0.6 sq m  
Total = 863 sq ft / 80.2 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) <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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

