



A charming two bedroom house, located within a small gated development just moments from Putney Bridge

Burlington Lodge Studios, 48 Rigault Road, London, SW6

£1,250,000 Leasehold

savills

Long lease • Gated development • Unique property • High ceilings throughout • Chain free

Local Information

Situated off the western end of New Kings Road approximately 0.3 miles from Putney Bridge underground station (District Line). The shops and restaurants of the Fulham Road, New Kings Road, Putney High Street and Parsons Green are easily accessible on foot, as is a choice of bus routes to and from the West End.

A discreet environment tucked away, but with amenities close to hand including river walks, the wonderful gardens of Bishop's Park and Fulham Palace and the superb facilities of the Hurlingham Club.

About this property

On entering the property you'll find an impressive open-plan kitchen reception room measuring 9.96m x 5.52m with ceilings over 3 metres in height, creating a unique living space that's perfect for entertaining. The master suite is located to the rear of the property with walk through wardrobes leading to a modern en suite shower room. There is a second double bedroom with en suite bathroom and plenty of further storage space. The property further benefits from an off-street parking space located the front of the property, which is available on a rolling basis.

Tenure

Leasehold

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Park Office. Telephone: +44 (0) 207 578 9050.





Burlington Lodge Studios, 48 Rigault Road, London, SW6
Gross Internal Area 1,201 sq ft, 111.58 sq m

Burlington Lodge Studios, SW6
Approximate Gross Internal Area
111.58 sq m / 1,201 sq ft
(CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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