



A delightful mews style townhouse with parking, garage and south west garden

Lavington Stables, Vandyke Close, Putney, London, SW15 3JH

Guide Price £1,100,000 Freehold



Tucked away location • Delightful south west facing garden • Contemporary feel • Fabulous reception / family space • Great accommodation • Stylishly presented

Local Information

Situated close to Putney Heath in a literally tucked away cul-de-sac, this charming property is well placed for access to excellent local bus routes from West Hill and Putney Hill.

The nearest underground is East Putney (District) and mainline rail (Waterloo) on Putney High Street.

There is also a good selection of private, Church and state schools in the local area.

About this property

A period style townhouse situated in a small terrace of similar properties, approached via a gravelled driveway with parking to the front.

The property is well presented and offers spacious and flexible accommodation over three floors. On the ground floor, there is a fabulous open plan extended kitchen / dining / reception room. This has a lovely light and airy feel with its smart and stylish kitchen which benefits from quality appliances and stone work surfaces.

Sliding doors open out at the rear to a pretty westerly garden. The gardens are nearly 50ft long and well-tended, offering a degree of privacy and shelter.

On the first and second floors are the four bedrooms, all well supported by a smart and contemporary main bathroom and two further en suite shower rooms.

Outside, as well as an off-street parking space on the driveway, there is a single garage in a rank of four.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.



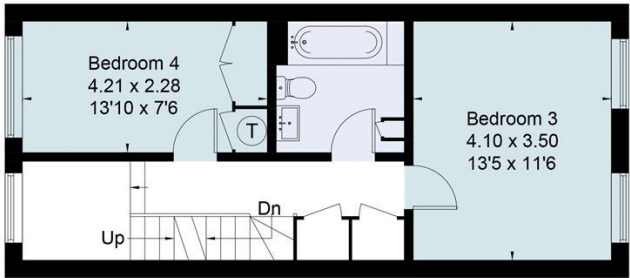


Lavington Stables, Vandyke Close, Putney, London, SW15 3JH
Gross Internal Area 1623 sq ft, 150.8 m²

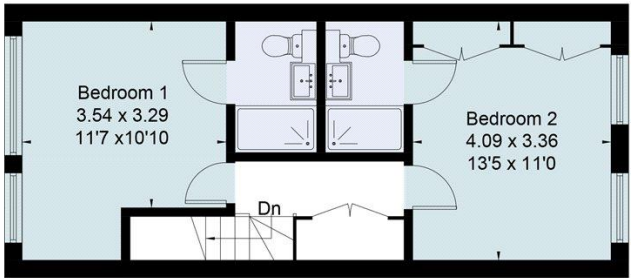
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Approximate Area = 136.2 sq m / 1466 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 150.8 sq m / 1623 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)
For identification only. Not to scale.
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First Floor

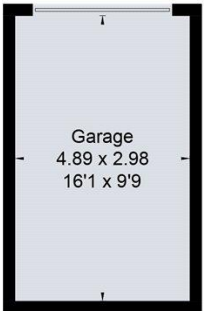


Second Floor

 = Reduced head height below 1.5m




Ground Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
England, Scotland & Wales	EU Directive 2002/91/EC 	

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