



A beautifully presented two bed apartment with private garden and entrance

Wimbledon Park Road, Putney, London, SW18 5SJ

£725,000 Share of Freehold

savills

Smartly presented • Landscaped garden • Fabulous open plan kitchen/reception • Lovely main bedroom and en suite • Great location and local amenities • Entrance hall • Second bedroom • Bathroom • En suite shower • Storage room • Private garden • Private side entrance

Local Information

Wimbledon Park Road lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) farther away on Putney High Street. Also there are various bus routes and local shops close by.

About this property

A smart and stylishly lower ground floor apartment, situated in a handsome period Victorian property that was completely refurbished, forming one of four newly converted flats.

The property enjoys a fabulous, open plan in style, kitchen/breakfast/reception room with quality appliances and stone work surfaces. This leads out to its own private garden of nearly 40' in length. The garden is a notable feature offering privacy and shelter as well as having been extensively improved and landscaped by the current owners.

Elsewhere, there are two bedrooms well supported by a large bathroom and an en suite shower to the main bedroom. This also has fitted wardrobes and a pretty bay window to the front with fitted seating. There is also a very useful walk in storage room.

Tenure

Share of Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

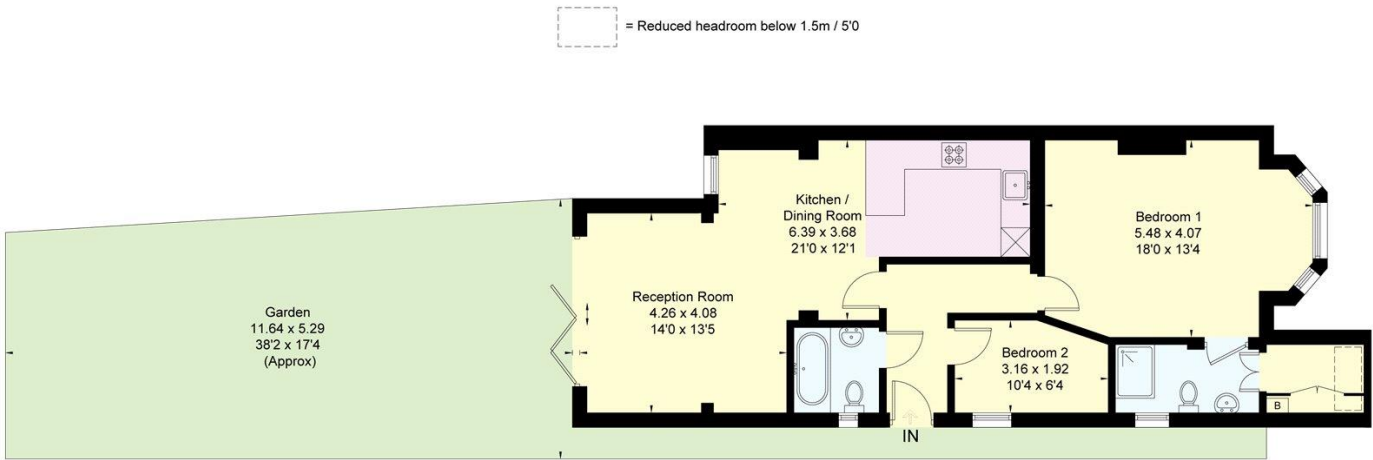
All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

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Wimbledon Park Road, SW18
Gross Internal Area (approx) = 78.9 sq m / 849 sq ft
(Of which 0.8 sq m / 9 sq ft is restricted head height)
For identification only. Not to scale.
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Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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