



A two bedroom apartment with a stunning terrace

Percy Laurie House Putney SW15 6SY

Guide Price £650,000 Leasehold



Formal communal entrance hall • Reception room • Open plan kitchen • Roof terrace • Two double bedrooms • Bathroom • En suite shower • Lift & portage

Local information

A well located apartment situated just to the west of Putney High Street where there is the mainline station (Waterloo) and close to excellent local amenities on the Upper Richmond Road itself. The nearest underground is East Putney (District line).

About this property

This delightful two bedroom apartment is located within this secure development ideally placed for the shopping and transport services of Putney High Street. The property was converted by Crest Nicholson from its previous life as a Police station to the wonderful apartments of today.

The apartment is located on the first floor and is approached via the lift or staircase. The reception room has a wooden floor, two sets of windows, and can easily accommodate a sofa and dining table. The open plan kitchen is fully fitted and is equipped with quality appliances. Approached via either the master bedroom or reception room is the spectacular roof terrace which is a real sun trap as is south east facing.

The terrace is paved throughout and provides alfresco dining and a delightful retreat from the world, as the terrace overlooks spectacular greenery and tree tops. The property boasts two double bedrooms with fitted cupboards and the master bedroom has an en suite shower

room in addition to the separate bathroom.

The gated development features a Concierge.

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Local Authority

London Borough of Wandsworth

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

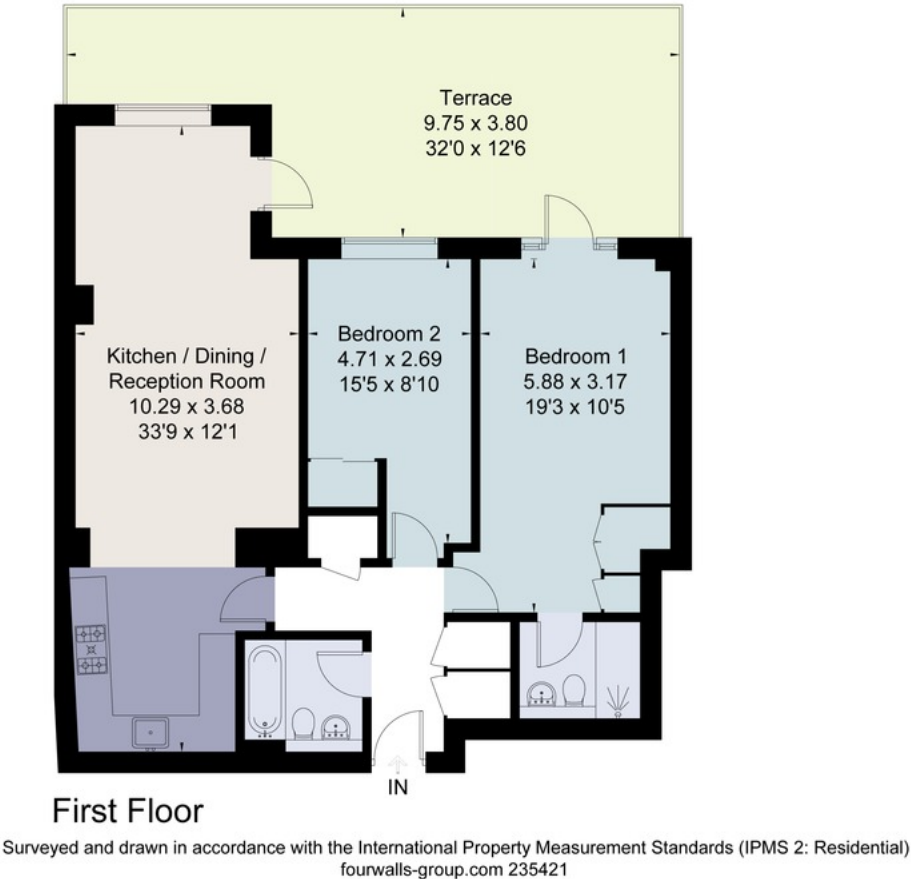
Viewing

Strictly by appointment with Savills





Approximate Area = 84.7 sq m / 912 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
Terrace Area = 30.1 sq m / 324 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(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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