



## A FABULOUS AND BEAUTIFULLY PRESENTED CONTEMPORARY GARDEN APARTMENT

DISRAELI ROAD  
PUTNEY SW15 2DZ

Guide Price £850,000 Leasehold



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### DISRAELI ROAD PUTNEY SW15 2DZ

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Hallway ♦ Kitchen/breakfast/reception room ♦ 2 double bedrooms ♦ Bathroom ♦ En suite shower room ♦ Inner courtyard ♦ Utility room ♦ Storage cupboards ♦ Private garden ♦ EPC rating = C

#### Situation

Disraeli Road runs just to the east of Putney High Street and is therefore well located for all the excellent local facilities and south of Wandsworth Park. Putney mainline station (Waterloo) is close by on Putney High Street and the nearest underground is East Putney (District line).

#### Description

An exceptional and above average 2 double bedroom ground floor apartment with its own private garden.

This beautifully and immaculately presented property has undergone extensive refurbishment and been extended by the current owners with much thought and attention to detail.

Accommodation is over the whole ground floor with two double bedrooms towards the front of the property. Both benefit from beautiful bespoke walnut lined fitted wardrobes along with the master bedroom enjoying a contemporary and luxurious en suite shower room.

To the rear, there is a fabulous open plan in style kitchen/dining/reception room with engineered folding glazed doors leading directly into the garden. The kitchen has been thoughtfully designed with quality fitted appliances, stone work surfaces, breakfast bar and beautiful fittings and handles. There is also a cleverly tucked away utility room/walk in cupboard with plumbing and space for washing machines etc. Elsewhere, there are numerous electric "velux" windows providing much light as well as integrated ceiling speakers.

Outside, the garden is another notable feature and offers much privacy as not directly overlooked. It is tiled and has been attractively planted with raised beds containing mature olive trees giving a Mediterranean feel.

#### Local Authority:

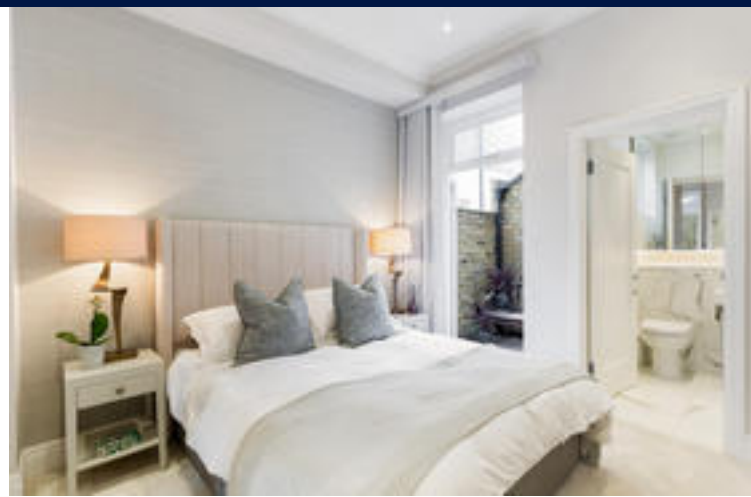
London borough of Wandsworth

#### Viewing:

Strictly by appointment with Savills







Approximate IPMS2 Floor Area = 80.9 sq m / 871 sq ft

Limited Use Area = 0.5 sq m / 5 sq ft

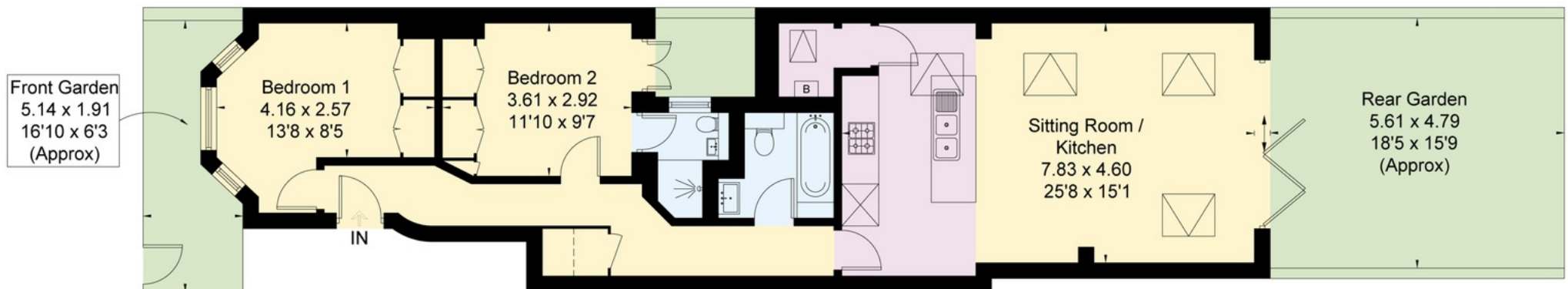
**Total = 81.4 sq m / 876 sq ft**

For identification only. Not to scale.

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= Reduced head height below 1.5m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	69	76
England, Scotland & Wales		EU Directive 2002/91/EC