



DELIGHTFUL PERIOD 4 BEDROOM MAISONETTE IN SOUGHT AFTER PUTNEY LOCATION

ROSKELL ROAD
WEST PUTNEY SW15 1DS

Guide Price £735,000 Share of Freehold

savills

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Hallway ♦ Reception room ♦ Kitchen/breakfast room ♦ 4 bedrooms (3 double) ♦ Bathroom ♦ Cloakroom ♦ Balcony ♦ EPC rating = D

Situation

The property is located on a popular residential road found between the Lower Richmond Road and Felsham Road, therefore close to many excellent local amenities.

It is also ideally positioned for the 22 bus to Piccadilly, the mainline station and the choice of two underground stations at Putney Bridge and East Putney. The river taxi to the City is a short walk away on the Embankment.

Richmond Park and Wimbledon Common are a short drive and Putney and Barnes Commons and the river embankment a walk away. Local schooling is outstanding, with All Saints, Our Lady of Victories, Hotham and St Mary's schools all within walking distance, along with the new school on Putney Common.

Description

A delightful 4 bedroom period first floor maisonette apartment situated in an attractive side street in West Putney.

The property offers spacious (nearly 1200 sq ft) and flexible accommodation over 2 floors. On the first floor, there is a lovely reception room with a handsome light and airy bay window, a double bedroom and cloakroom as well as a good-sized eat-in kitchen/breakfast room to the rear. This room opens out to a small west facing balcony.

On the second floor, the property enjoys a further 2 double bedrooms as well as a fourth bedroom / study and separate bathroom.

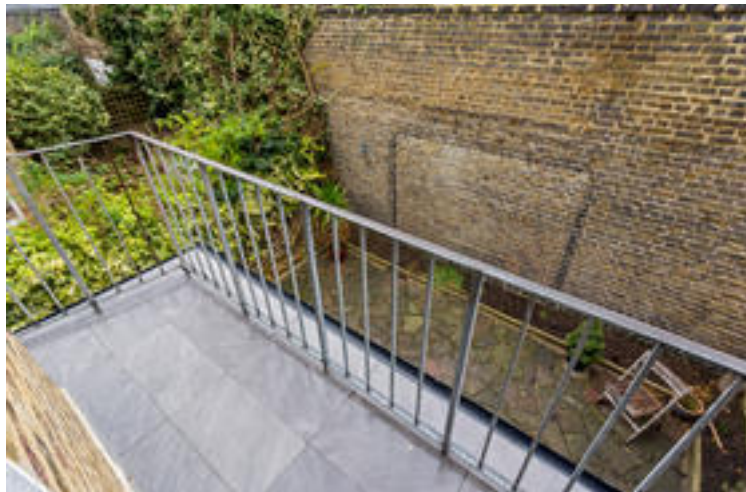
Local Authority:

London Borough of Wandsworth

Viewing:

Strictly by appointment with Savills



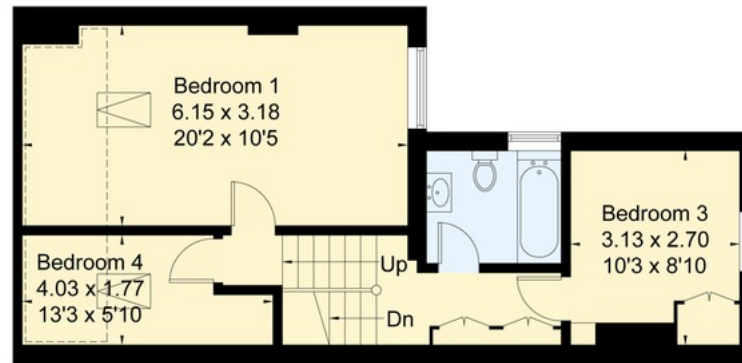


Roskell Road, SW15

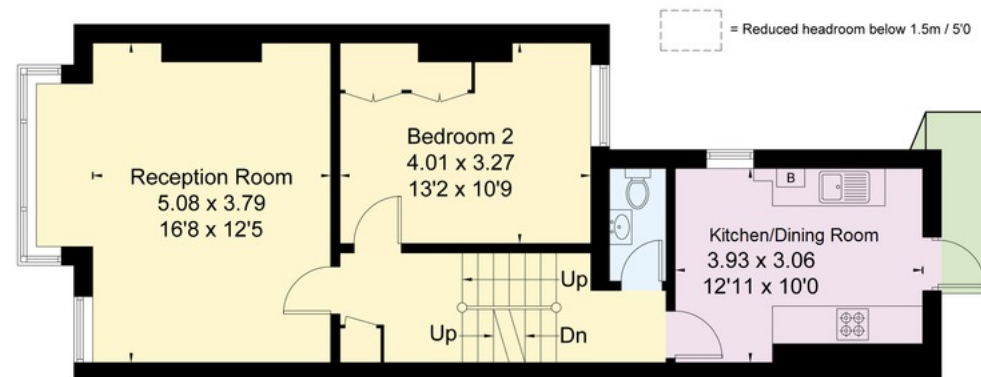
Gross Internal Area (approx) = 109.8 sq m / 1182 sq ft
(Of which 6.9 sq m / 74 sq ft is restricted head height)

For identification only. Not to scale.

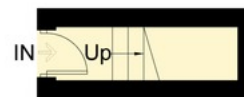
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Second Floor



First Floor



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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