



An immaculate two bedroom apartment with private parking

Criterion House, 38A Putney Hill, London, SW15 6AQ

£585,000 Leasehold





Modern flat with period façade • Close to amenities • Beautifully presented • Fabulous reception room • Contemporary feel • Entrance hall • Reception room • Kitchen • Two bedrooms • Bathroom • Communal gardens • Allocated off-street parking space

Local Information

The property is situated just off Putney Hill, south of Putney High Street with its many excellent local amenities.

The closest transport links are Putney Mainline station (Waterloo) and East Putney underground (District).

About this property

This elegant and smartly presented two bedroom apartment is situated on the raised ground floor of an imposing building with a handsome period façade.

The property benefits from a fabulous reception room to the front with wood floors and lovely large sash windows and high ceilings giving a light and airy feel. Elsewhere, there is a stylish and contemporary modern fitted kitchen with quality appliances and stone work surfaces as well as a smart main bathroom with a separate shower. Both bedrooms look out to the front with the second bedroom currently used as a dressing room.

There is also the added advantage of allocated off-street parking and well maintained, pretty, communal gardens mainly laid to lawn.

Tenure

Leasehold

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.



Approximate Area = 63.3 sq m / 681 sq ft
 Including Limited Use Area (1.1 sq m / 12 sq ft)
 For identification only. Not to scale.
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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	76	76
(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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