



A stunning newly built ground floor maisonette flat

Sefton Street Putney SW15 1NA

Guide Price £550,000 Shre of Freehold



Kitchen/dining/reception room • Two bedrooms • En suite bathroom • Cloakroom • Shower room • Light well

Local information

Sefton Street is located just off the Lower Richmond Road, so close to the "village vibe" of West Putney with its many local amenities. This family home is well situated for access to Putney Common as well as the local Church, State and Private schools. The new Oasis Academy is ideally placed too. The closest underground stations are Putney Bridge and East Putney (District line) and Putney mainline station can be found on the High Street. The nearby 22 Bus runs to Piccadilly Circus.

About this property

Within this handsome, double fronted, newly built property are four stunning apartments. Each has been beautifully designed to an exacting finish and include top of the range appliances, with German Siematic kitchens and Hansgrohe bathroom fittings. Each property has a Lutron system fitted and underfloor heating throughout.

Occupying the ground and lower ground floor levels, apartment two has a wonderful, bright and open plan kitchen/reception room. There is also a guest cloakroom adjacent. The two bedrooms are downstairs; one has an en suite bathroom and there is also a shower room for bedroom two.

Tenure

Guide Price £550,000 Share of Freehold

Local Authority

London Borough of Wandsworth

EPC rating = C

Viewing

Strictly by appointment with Savills

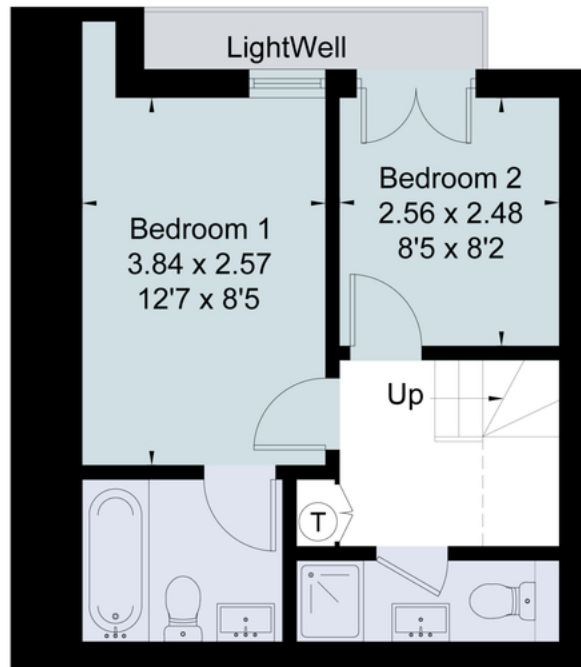




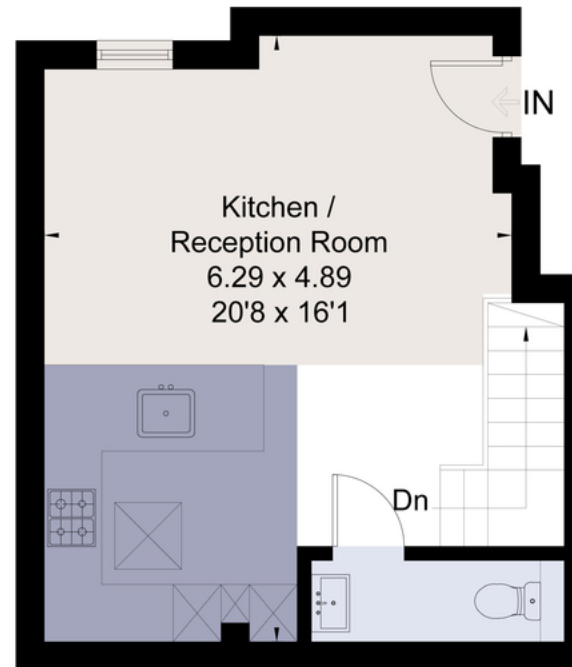
Approximate Area = 61 sq m / 657 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
For identification only. Not to scale.
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= Reduced head height below 1.5m



Lower Ground Floor



Ground Floor

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			
(92-100) A			
(81-91) B			89
(69-80) C		69	
(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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