



# An immaculately presented ground floor garden apartment with garage

Grosvenor Court, Rayners Road, Putney, London, SW15 2AX

Guide Price £900,000 Share of Freehold





Fabulous private garden • Immaculately presented • Light and airy modernist feel • Wood flooring • Underfloor heating • Newly fitted kitchen • Great location • Spacious (over 1,300 sq ft) lateral accommodation • Two double bedrooms • Two reception rooms • Kitchen • Bathroom • Shower room • Garage

#### Local Information

Rayners Road is situated just to the south of Putney High Street, where there are excellent local shops and Putney mainline station (Waterloo). East Putney underground (District line) is close by on the Upper Richmond Road.

Grosvenor Court is on a quiet leafy street within easy reach of Putney Heath, Richmond Park, and Barnes Common.

#### About this property

An immaculately presented ground floor apartment offering light and airy lateral space of over 1,300 sq ft with a flexible layout that could easily be re-configured to create three bedrooms if required.

The property has undergone much investment and improvement by the current owner including new ceilings, wood flooring, underfloor heating, complete re-wiring, as well as a newly fitted luxury kitchen with granite work surfaces and quality German appliances.

Elsewhere there are two double bedrooms, with the main having bespoke fitted wardrobes. Both are well served by a smart bathroom and additional separate shower room.

Outside, the property enjoys direct access to its own private

garden which is over 80 ft long with a south easterly aspect. This is a major feature of the property and is mainly laid to lawn with much ornamental planting and some new fencing.

There is a garage which also has direct access via a side door from the garden.

#### Tenure

Share of Freehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

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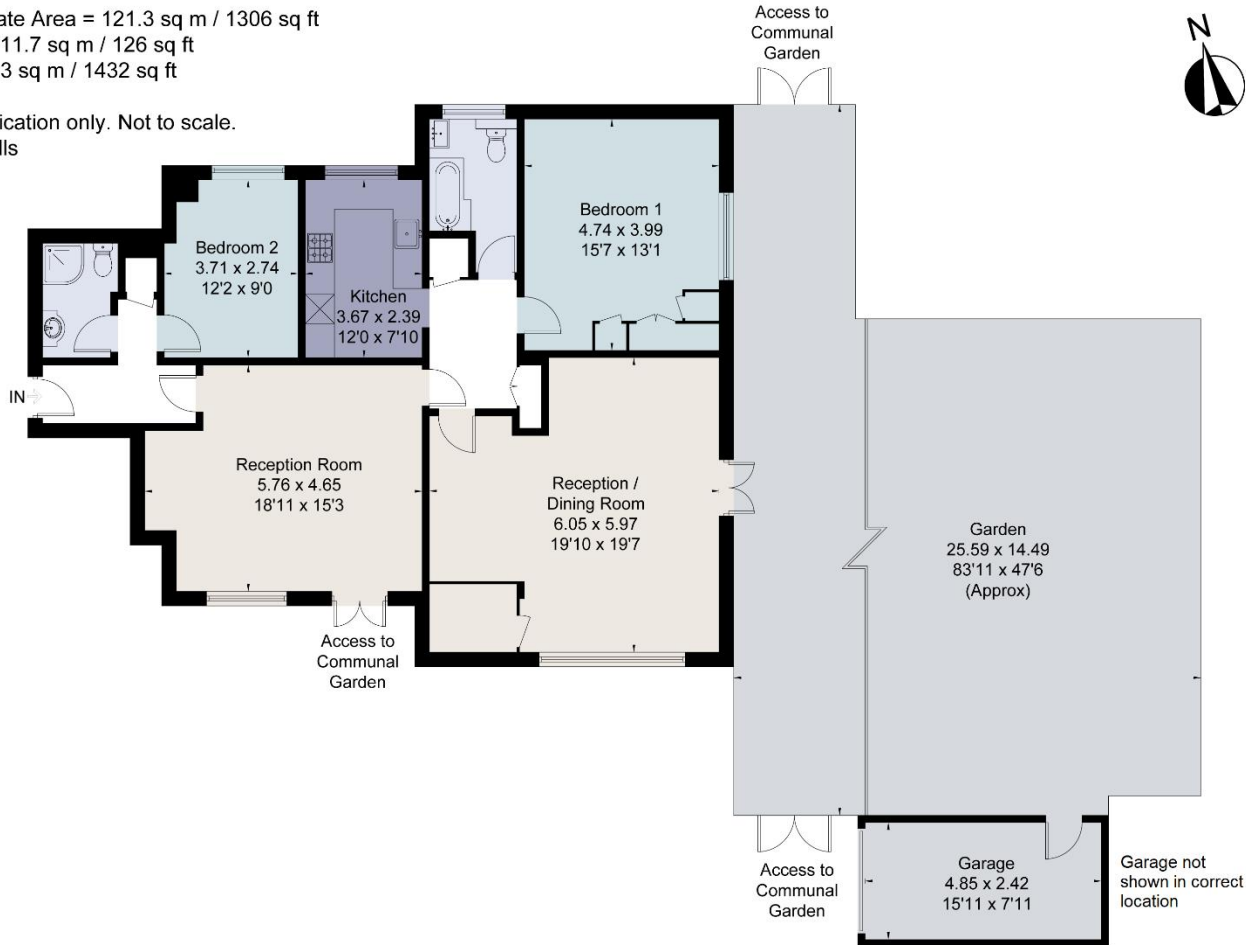
Grosvenor Court, Rayners Road, Putney, London, SW15 2AX  
Gross Internal Area 1432 sq ft, 133 m²

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Approximate Area = 121.3 sq m / 1306 sq ft  
Garage = 11.7 sq m / 126 sq ft  
Total = 133 sq m / 1432 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+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            | 57                      | 73  |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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