



A fabulous two bed duplex apartment with west facing roof terrace

**Fanthorpe Street, Putney, London, SW15 1DZ**

Guide Price £775,000 Leasehold

savills



Great west Putney location • Close to the west Putney village vibe • Spacious feel over two floors • Eat in kitchen • Fabulous west facing roof terrace • Close to Putney and Barnes Commons

### Local Information

The property is located on a popular residential road between the Lower Richmond Road and Felsham Road.

Close to many excellent local amenities, it is ideally positioned for the 22 bus to Oxford Circus, the mainline station and a choice of two underground stations; Putney Bridge and East Putney.

The river taxi to the City is a short walk, as are Putney and Barnes Commons while Richmond Park and Wimbledon Common are a short drive 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.

### About this property

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

The property offers spacious and flexible accommodation over two floors.

The property has a light and airy feel from its double height reception room, with lovely features including tall shuttered sash windows, period fire place and wood floors. On the same

floor to the rear, are the two double bedrooms and a smart contemporary bathroom.

From the first floor, stairs lead up to the top floor mezzanine kitchen / breakfast room which looks down on the sitting room below.

Again, this is an attractive feature with good dining space and a range of fitted units and appliances.

French doors open to the roof terrace which is west facing and offers privacy and shelter, ideal for al fresco dining and a barbeque on a summers evening.

### Tenure

Leasehold(168 years remaining)

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

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

Telephone: +44 (0) 20 8780 9900.





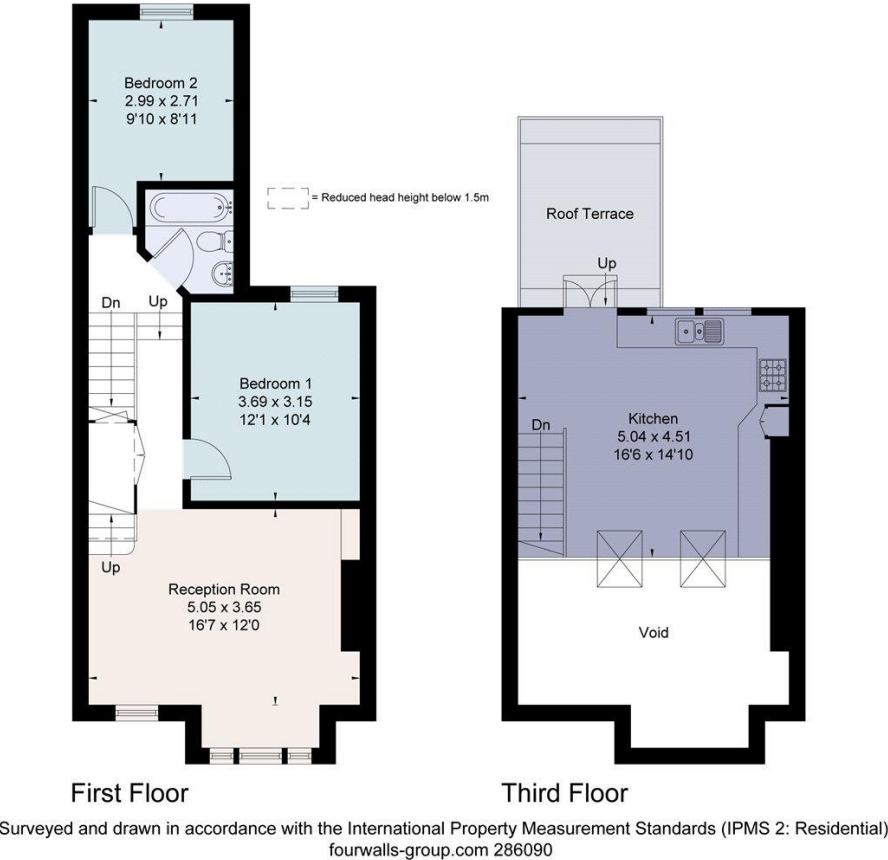



Fanthorpe Street, Putney, London, SW15 1DZ  
Gross Internal Area 811 sq ft, 75.3 m<sup>2</sup>

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Approximate Area = 75.4 sq m / 811 sq ft  
(Excluding Void)  
Roof Terrace = 9.1 sq m / 98 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	67	78
A		
(81-91)		
B		
(69-80)		
C		
(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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