



# An exceptional two bedroom split level apartment with direct access to private patio and shared garden

Werter Road, Putney, London, SW15 2LL

Guide Price £895,000 Share of Freehold

savills



Private Patio leading onto large shared garden • Well-presented accommodation over two floors • Easy access to transport and amenities • Great location • Two Bedrooms • Two reception rooms • Side access

#### Local Information

Werter Road runs just to the east of Putney High Street and is therefore well located for all the excellent local facilities and south of Wandsworth Park.

Putney mainline station (Waterloo) is close by on Putney High Street and the nearest underground is East Putney (District line).

#### About this property

The property offers flexible accommodation arranged over two floors.

On the ground floor there is a well fitted kitchen and two elegant and well-proportioned reception rooms with period features including high ceilings, a handsome bay front window as well as lovely fire places. French doors to the rear lead outside.

On the lower floor, are two large double bedrooms, bathroom and storage area.

The large shared garden can be accessed via both floors and there is a private patio coming off the lower ground floor.

There is also an EV charging point outside the house on the lamp post.

#### 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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Werter Road, Putney, London, SW15 2LL  
Gross Internal Area 1134 sq ft, 105.4 m²

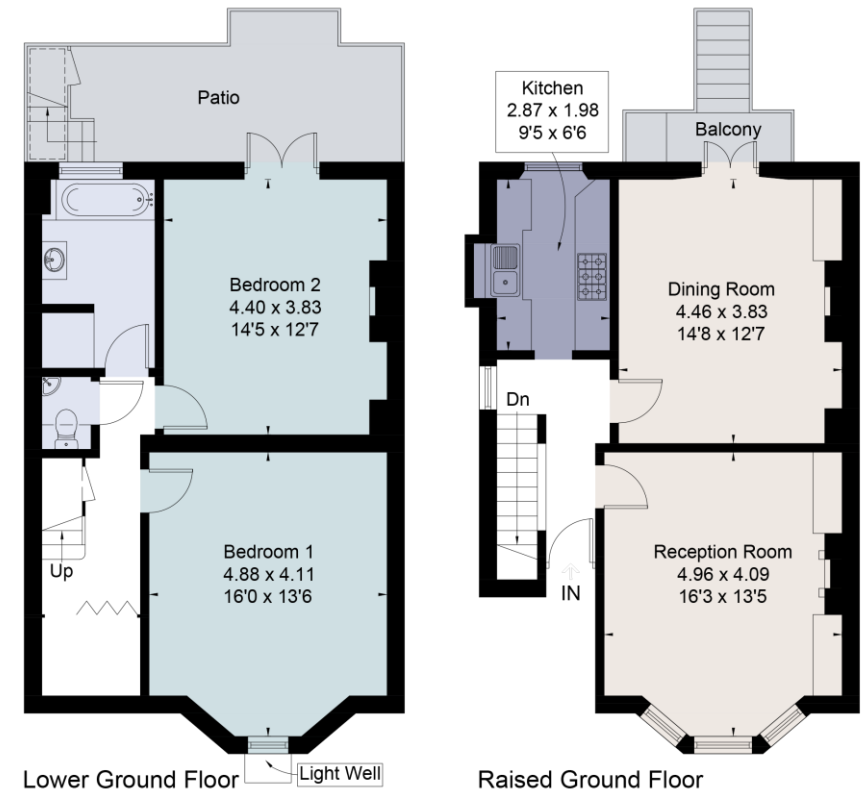
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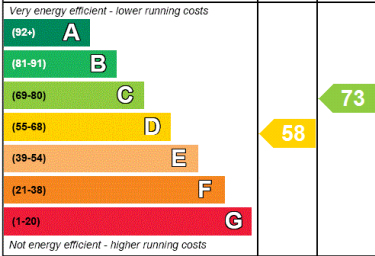
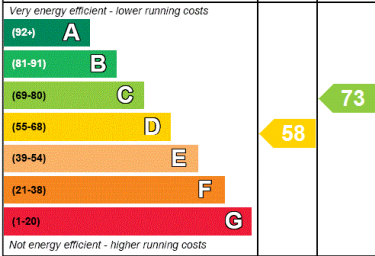
Approximate Area = 105.4 sq m / 1134 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)  
Balcony Area = 2.4 sq m / 26 sq ft  
For identification only. Not to scale.  
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 = Reduced head height below 1.5m



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		
(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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