



A wonderful three bedroom terraced house

Armoury Way, Wandsworth, London, SW18

Freehold





Local Information

Armoury Way is situated just moments from the River Thames, the property is ideally positioned to take advantage of the peaceful riverside walk/cycle routes, as well as the green open space of Wandsworth Park. There are a number of riverside restaurants and cafes nearby, but the property is also located for easy access to the amenities of Wandsworth Town and Putney High Street. East Putney underground station (District and Circle Lines) and Wandsworth Town overground station (services to Clapham Junction and Waterloo) are both 0.4 miles away. The Riverbus also services the nearby Riverside Quarter Pier, offering an alternative commute into the City by boat.

About this property

Arranged over three immaculately presented floors, this newly renovated three-bedroom house, which benefits from granted planning permission for a rear extension. The property itself offers a wealth of natural light, as well as a great deal of contemporary living and entertaining space. To the front of the ground floor is the reception room with a period fireplace and a large sash window allowing natural light to flow throughout. Leading through to the rear of the property is the open plan kitchen/dining area. The kitchen benefits from an array of integrated appliances, an island breakfast bar, as well as an

abundance of natural light due to the large bi-folding doors which lead out to the garden. The landscaped garden has a very private feel to it due to not being overlooked, and is a perfect space for outside entertaining and alfresco dining in the sunnier months. The ground floor also has a W.C cloakroom.

The first floor is comprised of two bedrooms. To the front of this floor is the first double bedroom, benefitting from ample built-in wardrobe space and natural light. To the rear of the first floor is the second double bedroom and the first family bathroom. Completing the property is the second floor, which holds the principal suite, benefitting from a large dressing area, an en-suite bathroom, access to the eaves storage and a charming Juliet balcony overlooking the garden and far-reaching views of the river and city.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
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+44 (0) 20 8877 1222.



Armoury Way, Wandsworth, London, SW18
Gross Internal Area 1174 sq ft, 109.1 m²

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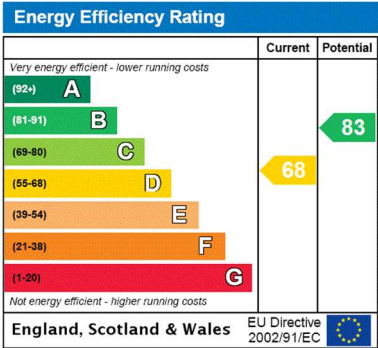
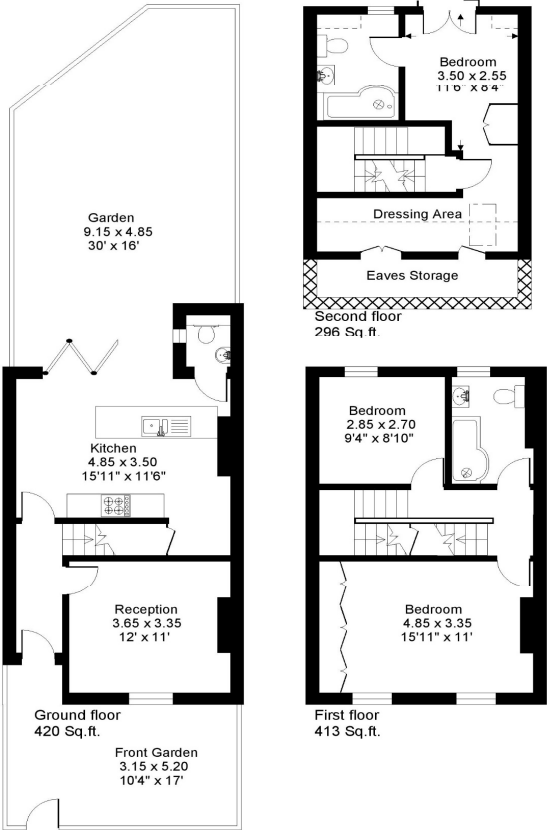


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Gross internal area (approx.):
104.9 sq.m. (1129 sq.ft.)
Plus eaves storage 4.2 sq.m. (45 sq.ft.)
Total area shown on plan 109.1 sq.m. (1174 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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