WARREN

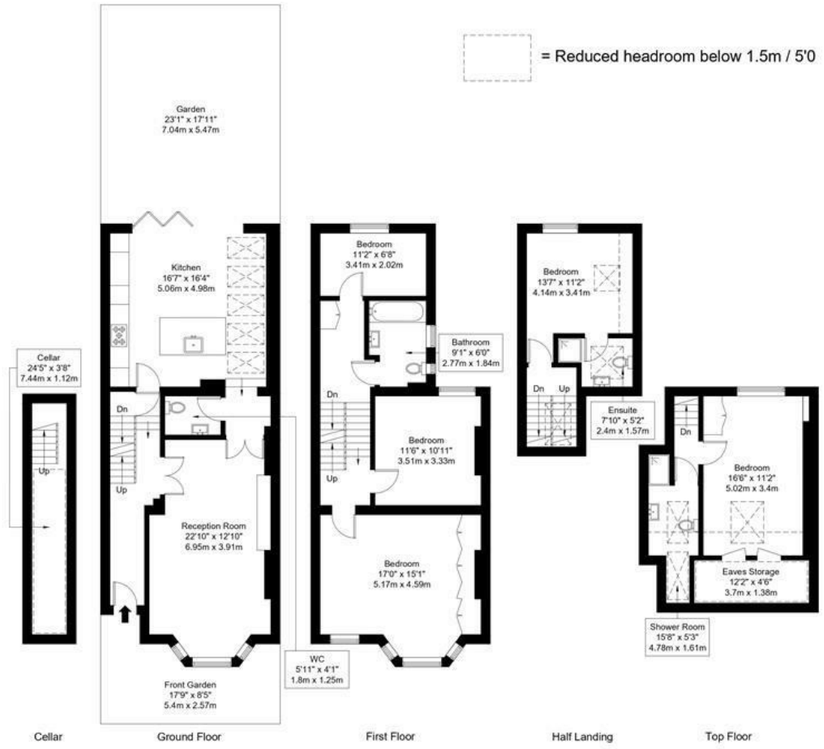
The Putney Estate Agent

Erpingham Road, SW15 1BE

Approx Gross Internal Area = 168.6 sq m / 1814 sq ft
Restricted head height / Eaves Storage = 15.4 sq m / 166 sq ft
Total = 184 sq m / 1980 sq ft

N

= Reduced headroom below 1.5m / 5'0



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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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The Property Ombudsman SALES

OFT Approved code

DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
•All measurements are approximate.

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WARREN

The Putney Estate Agent

Erpingham Road, London, SW15

An extremely well-presented, fully extended, five bedroom, three and a half bathroom, (1,980 SQ FT) freehold, terraced house located in the heart of Lower West Putney and a short walk from both the common and the river. The ground floor accommodation comprises an entrance hallway, bright double reception room with wood floors, fully extended kitchen/dining room with underfloor heating and bifold doors to the private garden, guest WC and cellar. To the upper floors, there are five bedrooms (four double), a thoughtfully designed family bathroom, an en-suite shower room as well as a family shower room. Erpingham Road is a short walk from the High Street as well as being close to the excellent bus routes into central London. Furthermore, there are numerous highly regarded primary schools close by. A virtual 360 tour is available.

- 1,980 SQ FT
- PRINCIPAL DOUBLE BEDROOM WITH FITTED WARDROBE & STORAGE
- FAMILY BATHROOM AND FURTHER FAMILY SHOWER ROOM
- FULLY EXTENDED KITCHEN / DINING ROOM
- WEST PUTNEY LOCATION
- FREEHOLD TERRACED VICTORIAN HOUSE
- FOUR FURTHER BEDROOMS (ONE WITH EN-SUITE SHOWER BATHROOM)
- DOUBLE RECEPTION WITH INSULATED WOOD FLOORS
- CELLAR WITH FITTED WINE RACKS
- EPC RATING: C

Guide Price
£1,775,000
Instructed

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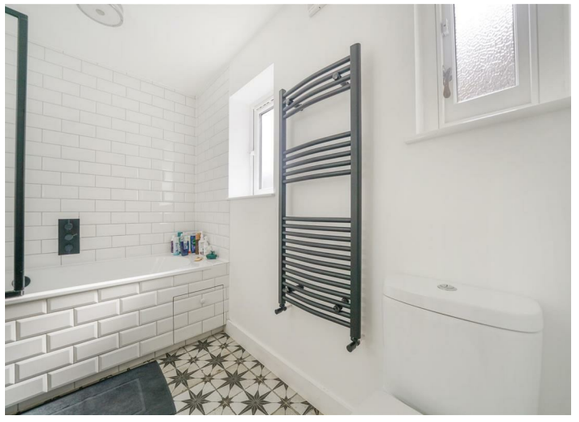
TRAEGER