

Winkworth

Amerland Road, Putney, SW18 1PX






A rarely available semi-detached period home in this popular residential road. Offering spacious accommodation over three floors including a lovely entrance hall leading through to the kitchen/dining room which leads out onto a private garden. Two separate reception rooms are found towards the front of the property. On the upper floors, four generous bedrooms are serviced by two bathrooms. High ceilings throughout the house add to the feeling of space.

Amerland Road is a beautiful tree-lined residential road creating a wonderfully green and suburban feel. Situated within a short walk of East Putney Underground Station (District Line) and Putney Mainline Station (Zone 2) with their swift West End and City connections. There are also numerous buses with direct access to Clapham Junction and beyond. It is near to the large open spaces of Putney Heath, Wimbledon Common and numerous local parks and in the catchment area for many local schools.

- Semi-Detached House
- Period House
- Four Bedrooms
- Two Bathrooms
- Private Garden
- Popular Location

Amerland Road, Putney, SW18 1PX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

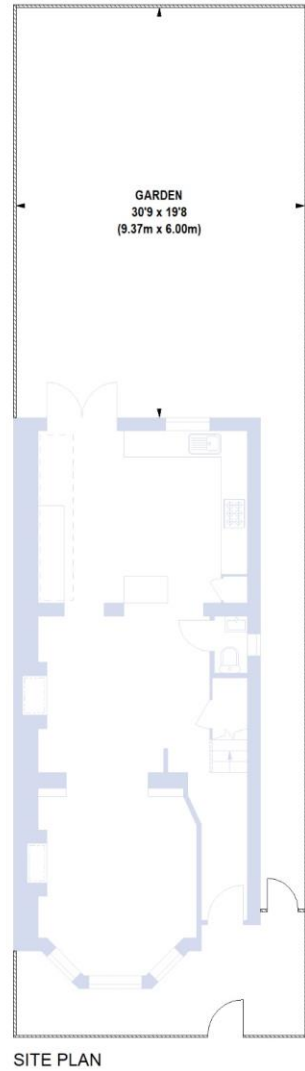
Freehold

Internal area
 Approximate gross internal area:
Total 1,546 sq ft / 143.62 sq m

Council Tax
 Band G

Amerland Road, Putney, SW18 1PX

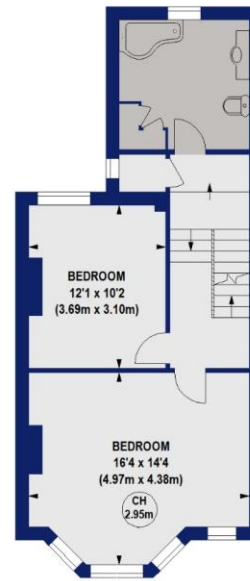
Amerland Road, SW18
Approx. Gross Internal Area 143.62 sq m / 1546 sq ft



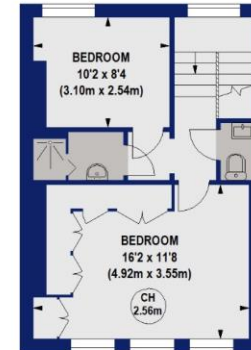
Key :
CH - Ceiling Height



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 610 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 547 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 389 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Winkworth

W621 Ravensworth 01670 713330

Winkworth

Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Southfields office 241 Wimbledon Park Road, London SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk
winkworth.co.uk