



WERTER ROAD, SW15

**£3,250 PER MONTH UNFURNISHED**

**A fabulous split-level three bedroom flat arranged over the first and second floors of an impressive semi-detached house in prime central Putney**

Southfields | 020 8877 1000 | southfields@winkworth.co.uk

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### DESCRIPTION:

This magnificent property extends to over 100 square metres. Entered on the ground floor stairs lead up to a very impressive first floor reception room with high ceilings, wood flooring and an abundance of natural light. There is a spacious eat-in kitchen with plenty of storage, fridge-freezer, washer/dryer and integrated dishwasher. There is also a separate w/c adjacent. Towards the rear is a double bedroom with built-in wardrobe.

On the top floor are two further generous double bedrooms, also with built-in wardrobes, and a family bathroom. Accessed from the bathroom is extensive eave storage.

The property is situated in Werter Road which is within a five-minute walk of both Putney mainline and East Putney underground stations. Also close at hand are the river Thames clipper service, Wandsworth Park and the shops, bars and restaurants of Putney High Street.



## ACCOMMODATION

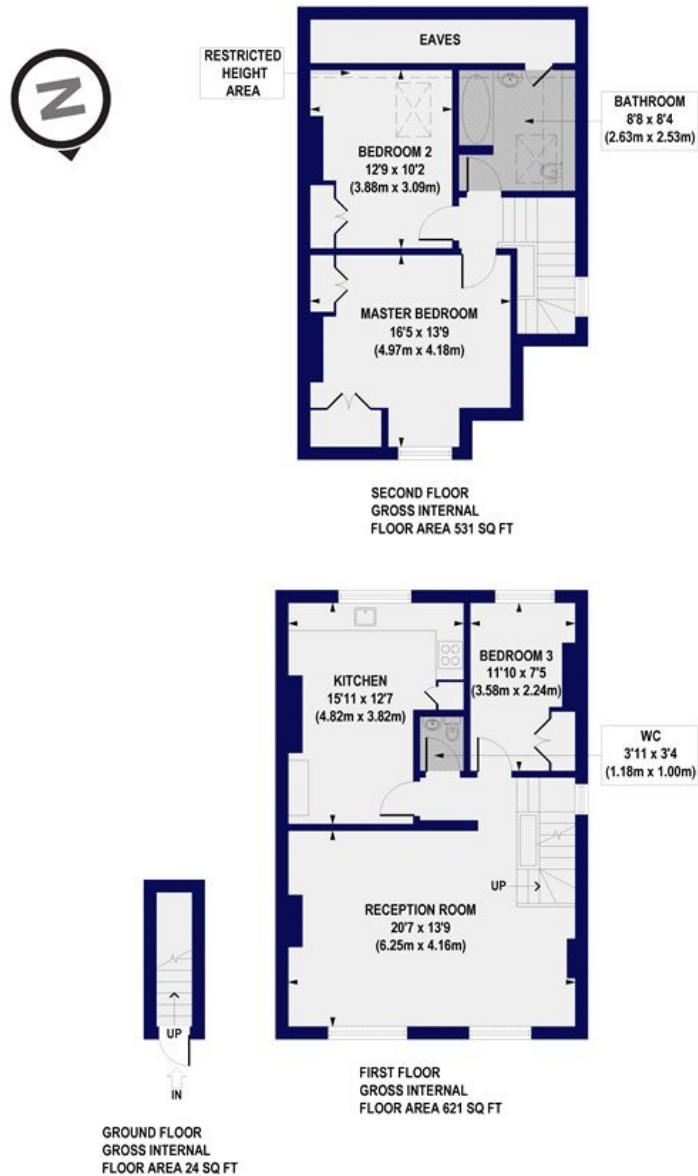
Long Let, 3 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, First Floor, Upper Floor without Lift, Residents Parking, Period, Unfurnished, 1176 Approx Sq Ft



## Werter Road, SW15

Approx. Gross Internal Floor Area 1176 sq. ft / 109.25 sq. m (Including Restricted Height Area & Eaves)

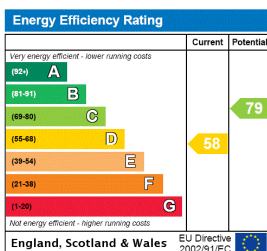
Approx. Gross Internal Floor Area 1078 sq. ft / 100.14 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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