

Winkworth

Amerland Road, Putney, SW18 1PZ





A stunning ground floor garden flat in this quiet and popular cul-de-sac in Putney. This beautiful property forms part of an attractive period building and is presented in immaculate condition, having been fully refurbished by the current owners. Offering nearly 1,350 sq. ft. of accommodation which includes a bright and spacious living room with high ceilings and original fireplace. The superb kitchen is complete with integrated appliances and central breakfast bar, with a handy separate utility room. The dining area is accessed from both the kitchen and living room and offers direct access onto the incredible mature private garden. The two double bedrooms are situated at the front of the property. The main bedroom benefits from built in wardrobes, feature fireplace and original cornicing. The second bedroom has an ensuite WC. Both bedrooms are serviced by a modern bathroom with white suite. The rear garden extends to 52 ft. and has been lovingly maintained, with a patio area to the front, into a beautiful lawn and a raised decked seating area at the back. A further benefit is an impressive and extensive basement which runs the length of the property, offering ample extra storage space.

- Stunning Period Flat
- Period Features Throughout
- Immaculate Finishes
- Two Double Bedrooms
- 52 Ft. Private Garden
- Large Basement
- Quiet Cul-de-Sac Location

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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	54	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Leasehold

Approx. 173 Years Remaining

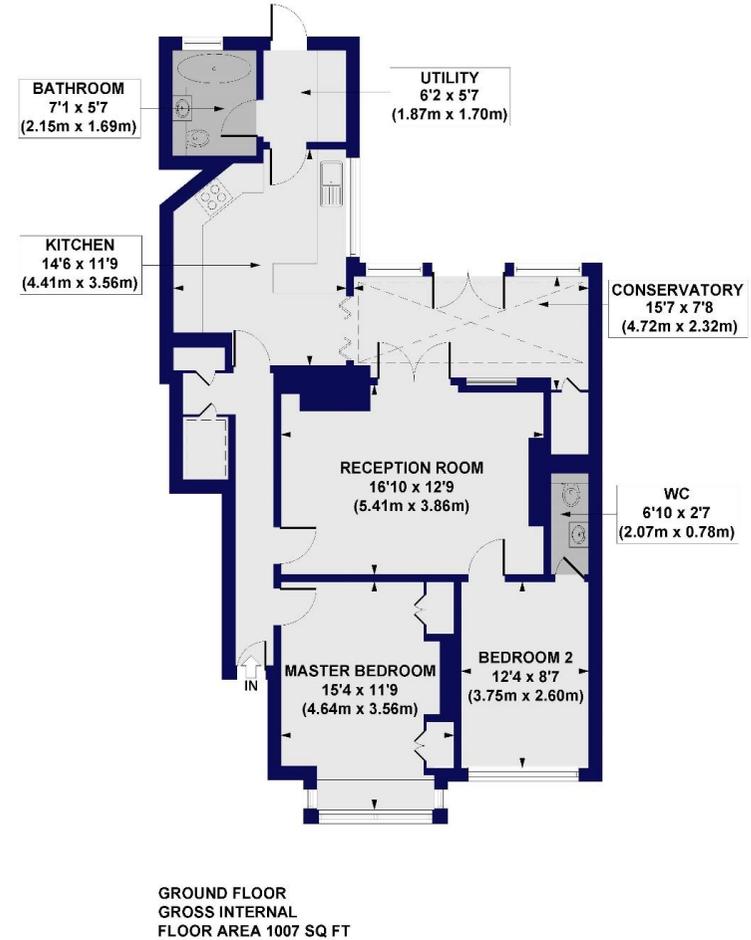
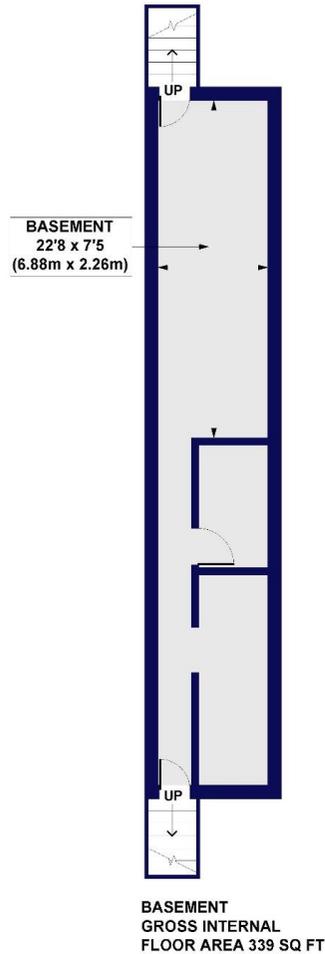
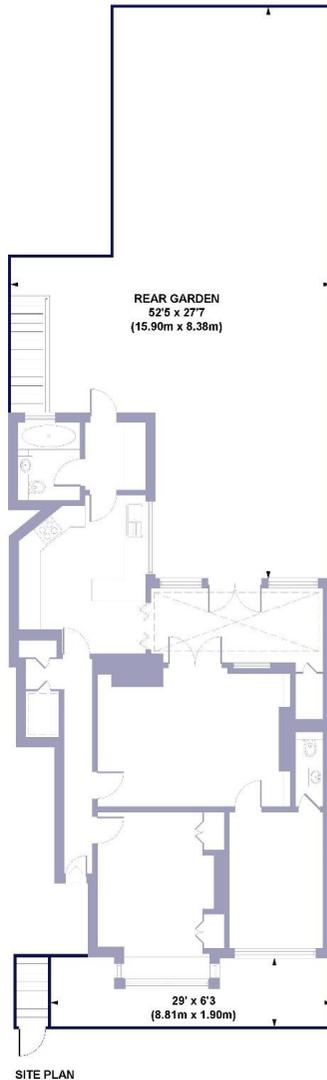
Internal area

Approximate gross internal area:

Total 1,346 sq ft/ 125.01 sq m

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Approx. Gross Internal Floor Area 1346 sq. ft / 125.01 sq. m



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.

