

Winkworth

Santos Road, Putney, SW18 1NS



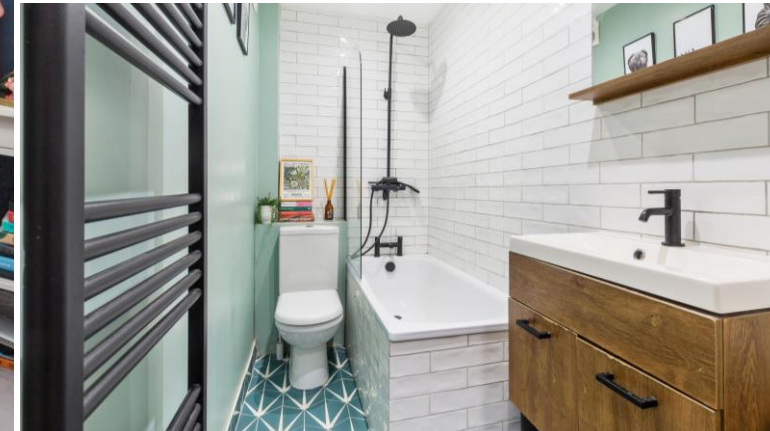


A stunning two bedroom period flat with an impressive 58 ft. private garden. Presented in fantastic condition throughout, this property is bright and spacious comprising a beautiful open plan kitchen/dining room with bifold doors opening onto the immaculate garden. A separate reception room with bay window also retains the feature period fireplace. The two double bedrooms are complete with ample fitted wardrobes and are serviced by a modern bathroom with white suite.

Santos Road is an attractive location within a short walk of East Putney Underground and Putney Mainline. Putney High Street offers an array of first-class shops and restaurants. The house is a short walk from Wandsworth Southside Shopping Centre, offering a plethora of local amenities. Close by are the open spaces of Wandsworth Park with its tree lined riverside walks, fashionable Riverside Quarter and the Thames Clipper boat service to the City is a few minutes' walk.

- 58 Ft. Private Garden
- Period Property
- Two Double Bedrooms
- Kitchen/Dining Room
- Separate Living Room
- Modern Bathroom
- Share of Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

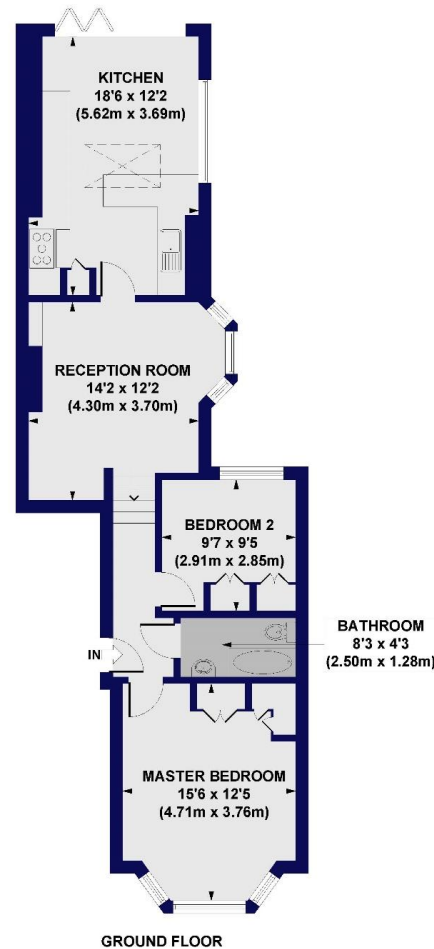
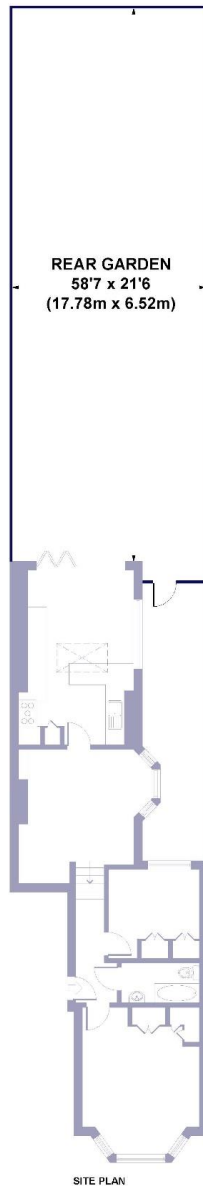
Share of Freehold

Internal area
Approximate gross internal area:
Total 767 sq ft/ 71.25 sq m



Santos Road, SW18

Approx. Gross Internal Floor Area 767 sq. ft / 71.25 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.

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