



BEAUFORT CLOSE, PUTNEY, SW15

Offers in excess of £1,400,000

Carter Jonas

BEAUFORT CLOSE, PUTNEY, SW15

Located in this quiet development, this charming neo-Georgian four-bedroom family home offers versatile living and well proportioned rooms throughout, making it ideal for a young family or even as a secure pied-à-terre.

The raised ground floor comprises a bedroom to the front, a WC and a large light filled reception with a south westerly aspect.

Downstairs there is a fitted kitchen with a utility area and dining area with doors out to a charming paved, south west facing garden ideal for al fresco dining. Upstairs there is the principal bedroom with an en-suite bathroom, two further bedrooms and a family bathroom.

There is off-street parking with the added benefit of a double length garage with excellent storage space.

Beaufort Close is located within the sought after Lyndon Gate development which is ideally located on Putney Heath, with the shops and restaurants on Putney High Street only 1.2 miles away.

AMENITIES

- Four bedrooms
- South West facing garden
- Garage
- Gated development
- Freehold
- On site porter

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A DELIGHTFUL FOUR-BEDROOM END OF TERRACE HOME IN THIS POPULAR AND QUIET GATED DEVELOPMENT WITH OFF-STREET PARKING AND A GARAGE, SITUATED ON PUTNEY HEATH AND CONVENIENTLY LOCATED TO THE AMENITIES ON PUTNEY HIGH STREET.



Classification E2 - Business Data



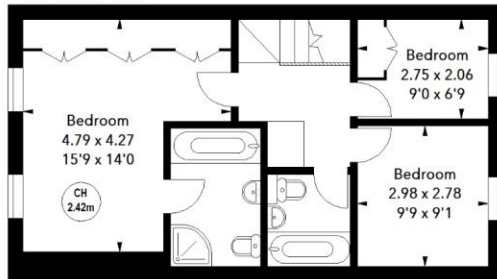
Classification L2 - Business Data

Beaufort Close, SW15

Approximate Area = 175.12 sq m / 1885 sq ft
(Including Garage)
Garage
23.97 sq m / 258 sq ft

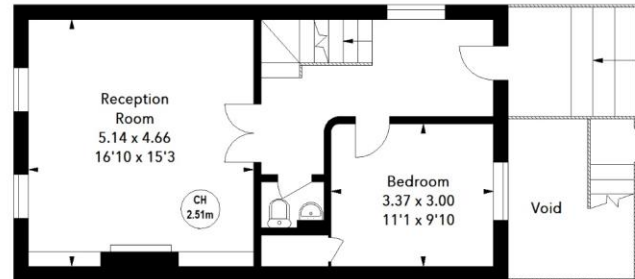


Key :
CH - Ceiling Height



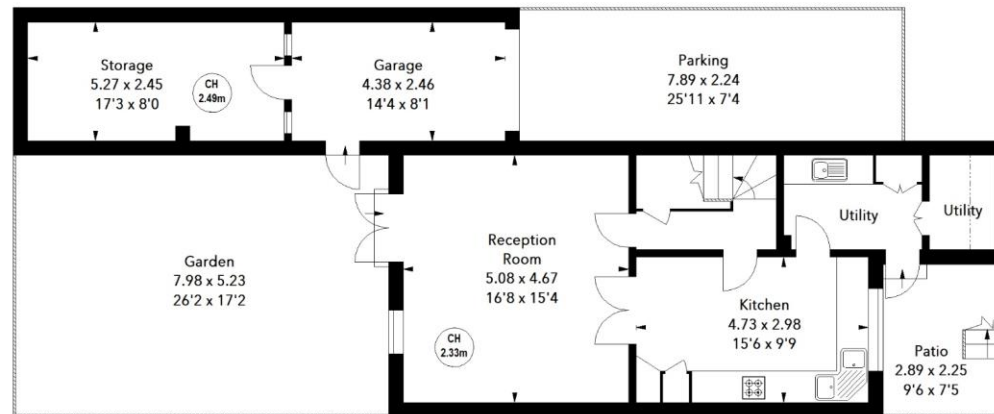
First Floor

Approx. 48.03 sq m / 517 sq ft



Ground Floor

Approx. 48.96 sq m / 527 sq ft



Lower Ground Floor

Approx. 54.16 sq m / 583 sq ft

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(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		

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data