



**RYE WALK, LONDON, SW15**  
£800,000

**Carter Jonas**

## RYE WALK, LONDON, SW15

A delightful two bedroom house with fantastic potential to modernise and extend (stpp) with a west facing garden and direct access to a garage, located in this quiet location and within 650 metres to Putney Station and the shops and restaurants on Putney High Street.

This charming home is on a quiet private road in a sought after location, is light and airy and offers well proportioned rooms and fantastic living throughout. The ground floor comprises a kitchen to the front of the house and leads through to a large light filled reception room with sliding doors out to a west facing patio garden and convenient access to the private garage. Upstairs on the first floor, there are two good sized bedrooms and a family bathroom with a separate WC.

Rye Walk is conveniently located to all the amenities on Putney High Street, Putney Station and East Putney. The open spaces of Putney Heath and Wimbledon Common are also close by.

Sole Agents. Chain free.

EPC Rating: E

Council Tax Band: E

Please refer to Wandsworth Council's website for current costs.

### AMENITIES

- Two bedroom house
- Freehold
- Garage
- Potential to extend (stpp)
- Lovely location

**TENURE** Freehold

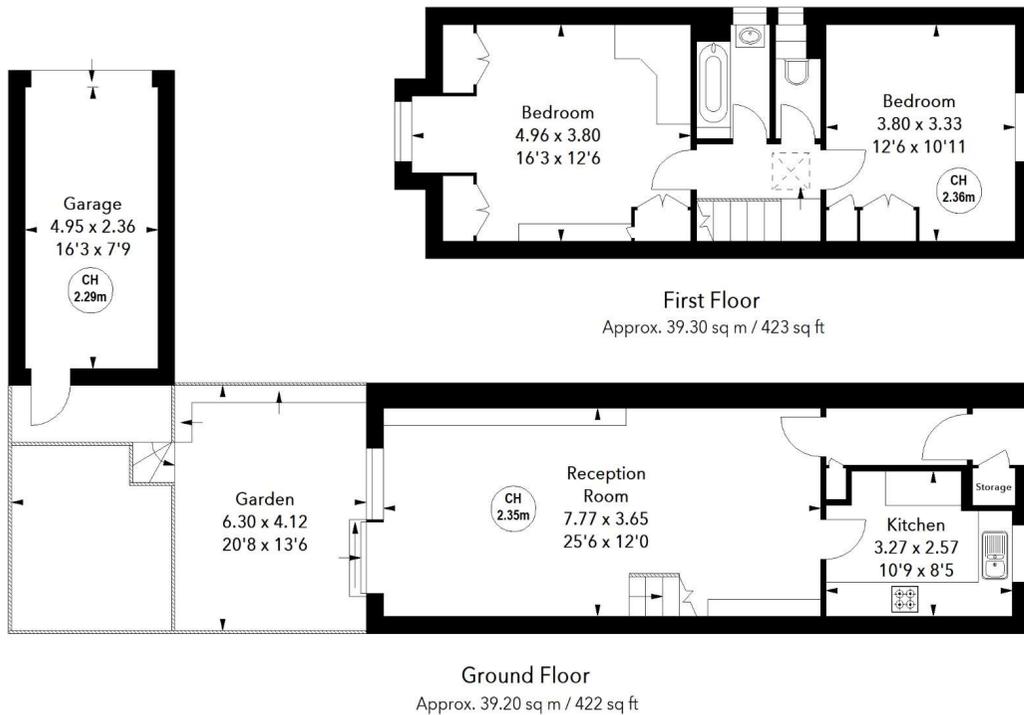
**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** E

## A DELIGHTFUL TWO BEDROOM HOUSE WITH FANTASTIC POTENTIAL TO MODERNISE AND EXTEND (STPP) WITH A WEST FACING GARDEN AND DIRECT ACCESS TO A GARAGE, LOCATED IN THIS QUIET LOCATION AND WITHIN 650





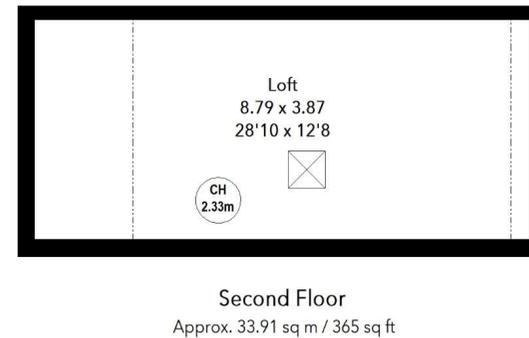


### Rye Walk, SW15

Approximate Area = 78.50 sq m / 845 sq ft  
(Excluding Garage & Loft)  
Garage  
Approximate Area = 11.61 sq m / 125 sq ft  
Loft  
Approximate Area = 33.91 sq m / 365 sq ft



Key :  
CH - Ceiling Height



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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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