



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





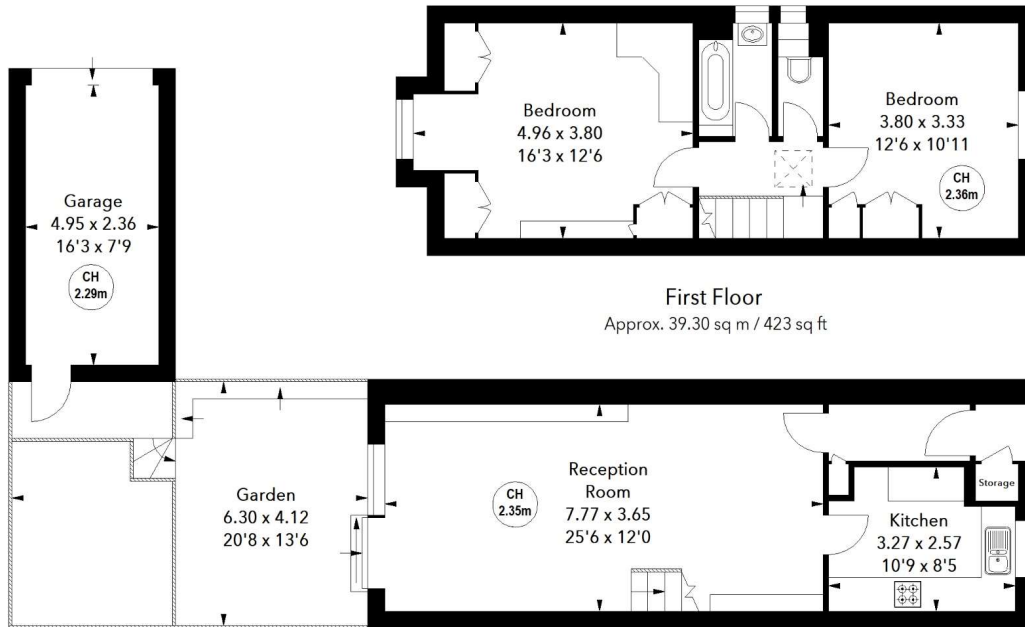
Rye Walk, SW15

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

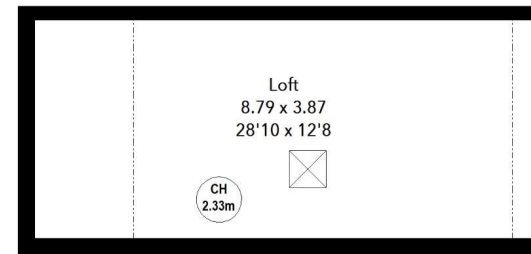


Key :
CH - Ceiling Height



First Floor

Approx. 39.30 sq m / 423 sq ft



Second Floor

Approx. 33.91 sq m / 365 sq ft

Ground Floor

Approx. 39.20 sq m / 422 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+) 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		

Southfields 020 7518 3260

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

carterjonas.co.uk
Offices throughout the UK

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