



Chalford Court, Putney Hill

£390,000

An exceptionally spacious two bedroom flat that offers generous living space and a fantastic location, it is set on the first floor of a private purpose-built block with lift access and well-kept communal gardens. The property comprises 19'8 reception room leading onto a private balcony, 15'9 kitchen/breakfast room, 17'4 master bedroom, good sized second bedroom and fully fitted bathroom. This flat is offered for sale with no onward chain.

Putney Hill is located just moments from an excellent range of shops, bars, restaurants and leisure facilities in Putney town centre, and close to the green open spaces of Putney Heath. Transport links include Putney (National Rail) and East Putney (District Line) stations, while the motorist is well served by the nearby A3 and A205 (South Circular).

Property Details



RECEPTION ROOM 19'8 x 12'2 (6.05m x 3.73m)

Front-aspect double glazed casement windows. Front-aspect double glazed French doors leading onto a balcony. Wood laminate flooring. Two ceiling lights.



KITCHEN / BREAKFAST ROOM 15'9 x 8'6 (4.86m x 2.61m)

Rear-aspect double glazed windows. Built-in kitchen with stainless steel sink with mixer tap, oven & four-ring electric hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, low voltage ceiling spotlights, 1 chandelier-style light, wood laminate flooring & central heating boiler.



MASTER BEDROOM 17'4 x 14'6 (5.29m x 4.46m)

Front-aspect double glazed casement windows. Ceiling light. Wood laminate flooring.



SECOND BEDROOM 12'5 x 10'6 (3.82m x 3.24m)

Rear-aspect double glazed casement windows. Fitted carpet. 5-door wardrobes to alcove.



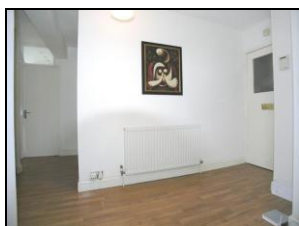
BATHROOM

Rear-aspect casement windows, paneled bath with shower attachment, wash hand basin, WC with foot flush, bidet, heated ladder towel rail, inset mirror, floor-to-ceiling tiles, low voltage ceiling spotlights, tiled floor.



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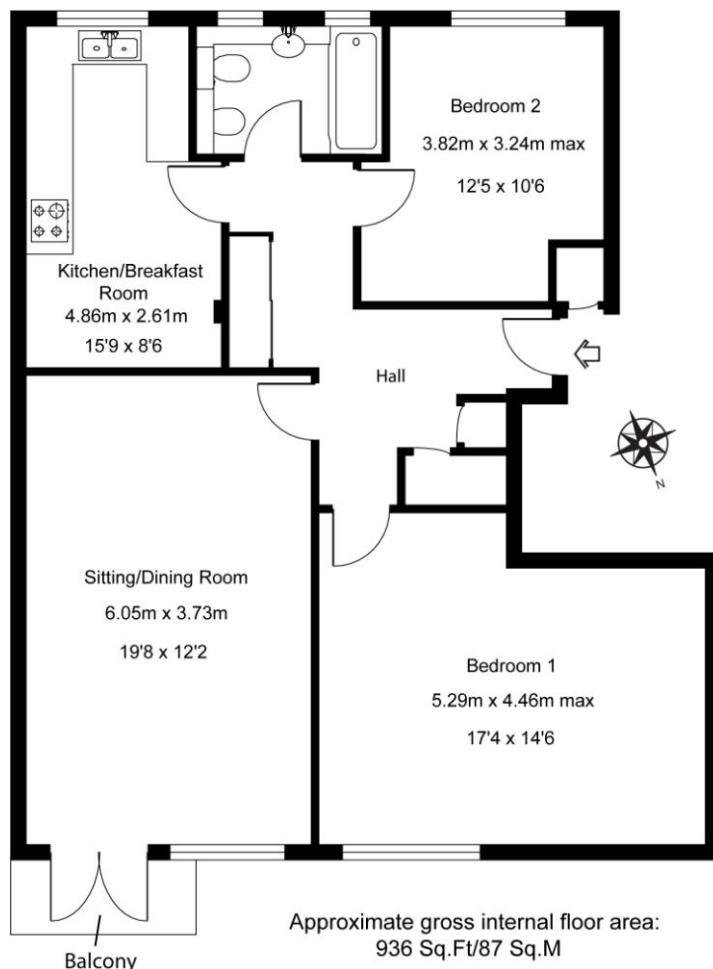
ENTRANCE HALL

Leading to all rooms. Two built-in single storage cupboards. One built-in double storage cupboard with sliding doors. Intercom system. ADT alarm system.

Footprint Design - 07766 524195

This plan is for layout guidance only, not to scale.
Please check all dimensions and shapes before
making any decisions reliant upon them.

Prepared for Bramtons Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-91)	B		
(40-80)	C		
(21-59)	D		
(12-39)	E		
(5-20)	F		
(1-4)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	80
		EU Directive 2002/91/EC	

Important Notice:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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