





A superb ground floor maisonette with private Westerly aspect garden, offered to the market with no onward chain. This beautiful property is presented in immaculate condition throughout offering spacious accommodation including an open plan kitchen/living room with high end fitted units and ample countertop space. Bifolding doors open out onto the landscaped rear garden. Two large double bedrooms are serviced by a modern bathroom. There is the addition of a convenient office space and there is potential to extend (STPP). Early viewing strongly advised.

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 property 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.

- Period Maisonette
- Private Garden
- Open Plan Kitchen/Living
- Two Double Bedrooms
- Modern Bathroom
- No Onward Chain

# Santos Road, Putney, SW18 1NT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Leasehold

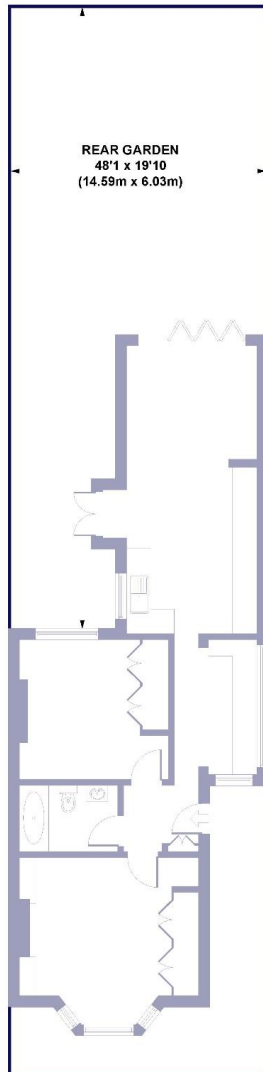
Internal area  
Approximate gross internal area:  
Total 733 sq ft / 68.08 sq m



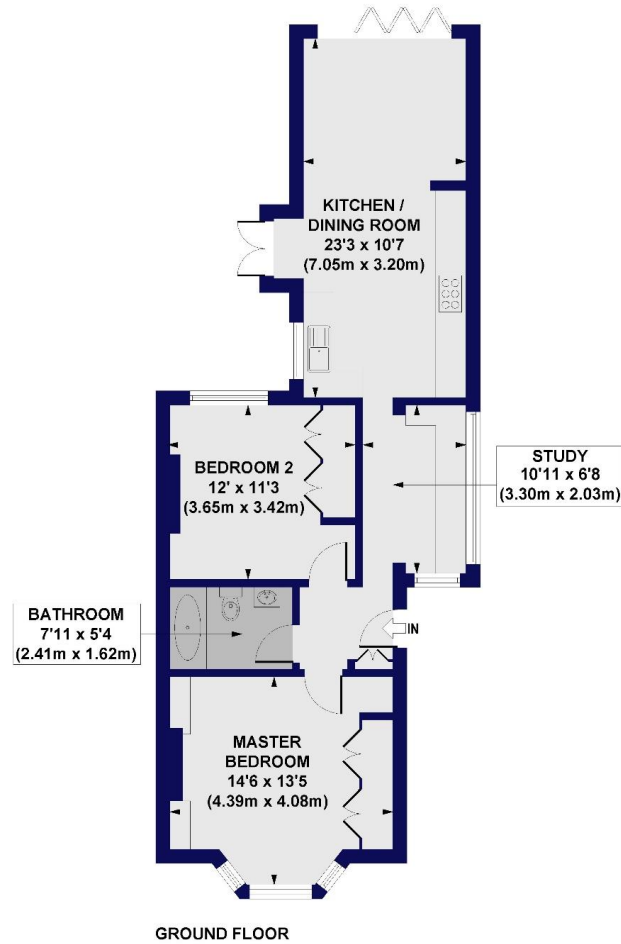
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## Santos Road, SW18

Approx. Gross Internal Floor Area 733 sq. ft / 68.08 sq. m



SITE PLAN



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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