

## Carlton Villas, St. John's Avenue, Putney, SW15 2AQ

Approx. Gross Internal Area = 163.1 sq m / 1755 sq ft  
Eaves Storage = 2.3 sq m / 24 sq ft  
Total = 165.4 sq m / 1779 sq ft



Ref

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**BLEU  
PLAN**

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.  
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•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
•All measurements are approximate.



## Carlton Villas, Putney, SW15

A three-bedroom, three-bathroom Semi-Detached family home with off street parking. Offering over 1,750 SQ FT of accommodation, the house is stylishly presented throughout and offers an abundance of entertaining space with a 29x19 FT Kitchen / Dining Room with bi-fold doors opening out onto a designer low-maintenance private garden. Carlton Villas is situated on St. John's Avenue and is an extremely convenient central Putney location. It is a short walk to both Putney mainline and East Putney tube stations, the many amenities of Putney High Street, and Wandsworth Park with its idyllic riverside walk. The house is being sold chain free and a virtual 360 tour is available.



- SEMI-DETACHED FREHOLD FAMILY HOME
- 31x30 FT LANDSCAPED LOW-MAINTENANCE PRIVATE REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- TWO FAMILY BATHROOMS
- CHAIN FREE
- 1,779 SQ FT
- 29x19 FT OPEN PLAN KITCHEN/DINING ROOM
- TWO FURTHER DOUBLE BEDROOMS
- PRIME CENTRAL PUTNEY LOCATION
- EPC RATING: C

Guide Price

**£1,450,000**

Exchanged



