

## Gwendolen Avenue, SW15 6EH

Approx Gross Internal Area = 70.8 sq m / 762 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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.  
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## Gwendolen Avenue, London, SW15

Situated in one of West Putney's prime residential roads this ground floor two double bedroom conversion flat is offered to the market with no onward chain.

Comprising, own entrance accessed to the side of the building, large storage cupboard in the hallway, fully fitted kitchen which is open plan to the reception room and offers plenty of space for a dining table and chairs, two double bedrooms, bathroom and en suite shower room. To the rear of the property there is a fabulous private garden which is for residents use and beyond that there is a private parking space.

Gwendolen Avenue is in leafy West Putney and therefore only moments from Putney High Street with all its amenities and also within close proximity of Putney Mainline Station and East Putney Underground.



- TWO DOUBLE BEDROOMS
- BATHROOM
- SHARED REAR GARDEN
- WEST PUTNEY LOCATION
- PERIOD CONVERSION FLAT
- EN SUITE SHOWER ROOM
- PRIVATE PARKING SPACE
- CLOSE TO PUTNEY HIGH STREET

Guide Price  
£715,000  
Available

