

## Manor Fields, SW15 3NE

Approx Gross Internal Area = 141.09 sq m / 1519 sq ft

Restricted Head Height = 6.25 sq m / 67 sq ft

Garage = 13.56 sq m / 146 sq ft

Total = 160.9 sq m / 1732 sq ft

 = Reduced Headroom Below 1.5m / 5'0



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. 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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**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.  
•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.



## Ripon House, Putney, SW15

A rare opportunity to purchase the larger of only two houses located within Putney's most prestigious 1930's Mansion Block development. A four-bedroom, semi-detached, property totalling in excess of 1500 SQ FT split over two floors with an extremely spacious open plan reception, three bedrooms occupying the ground floor and a generous master suite on the first floor. Ripon House has the advantage of opening directly on to the Estate's "Orchard" as well as enjoying the use of 11 acres of beautifully maintained communal gardens. In addition, residents of Manor Fields benefit from an onsite estate office, off street parking, night-time security and porterage. Ripon House also has a private garage. Manor Fields is set back from Putney Hill with excellent transport links to London and beyond, and is within close proximity to the green open spaces of Putney Heath and Wimbledon Common.



- 1519 SQ FT
- KITCHEN /BREAKFAST ROOM
- TWO BATHROOMS ( ONE ENSUITE)
- DIRECT ACCESS TO ORCHARD
- GARAGE
- LARGE RECEPTION/DINING ROOM
- FOUR BEDROOMS
- CLOAKROOM
- 11 ACRES OF COMMUNAL GARDENS
- OFF STREET PARKING

Guide Price

**£1,100,000**

Available

