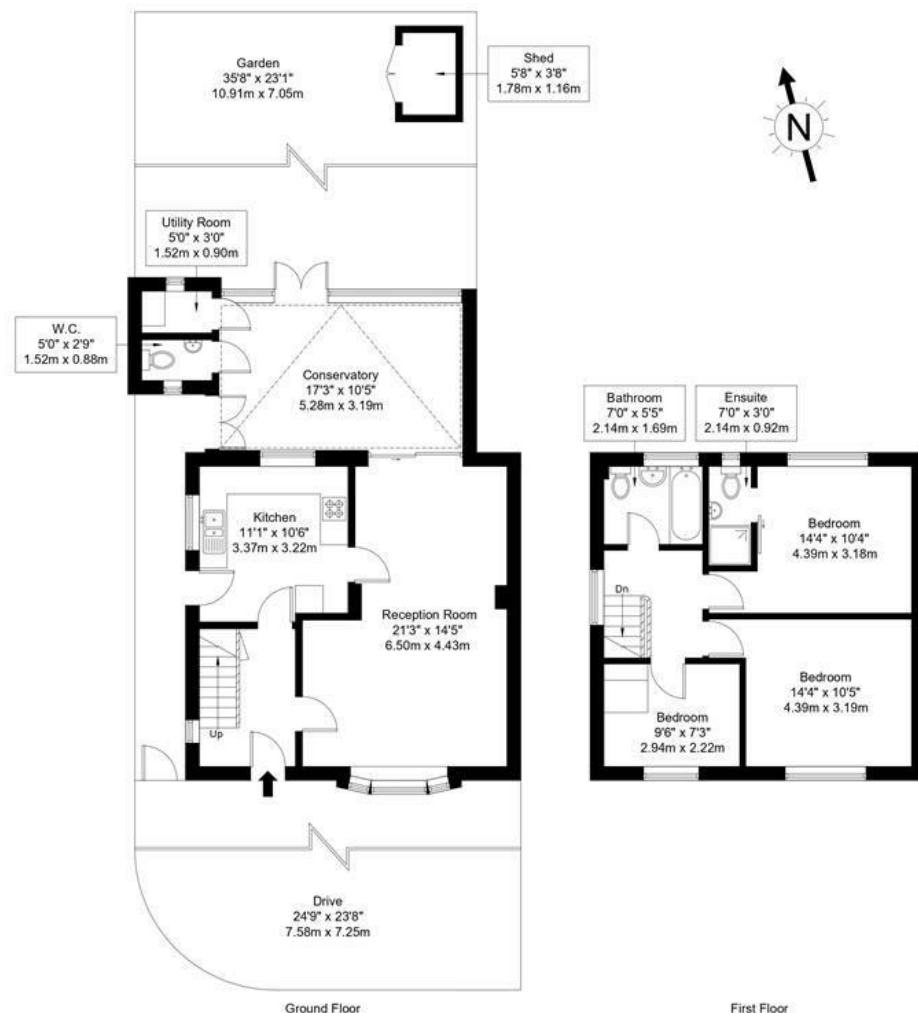


## St. John's Avenue, SW15 2AQ

Approx Gross Internal Area = 108.48 sq m / 1168 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. 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.  
•All measurements are approximate.



## St. John's Avenue, London, SW15

A three double bedroom, two-bathroom semi-detached family home with private off street parking. The house is well presented throughout and offers an abundance of entertaining space to the ground floor with patio doors leading to a lovely private rear 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.



- DOUBLE RECEPTION ROOM
- EN SUITE SHOWER ROOM
- KITCHEN
- UTILITY ROOM
- 36FT REAR GARDEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- PRIVATE OFF STREET PARKING

Guide Price

**£960,000**

Available



