

## Cavalry Gardens, SW15 2QQ

Approx Gross Internal Area = 123.99 sq m / 1335 sq ft

Restricted Head Height = 0.44 sq m / 4 sq ft

Total = 124.43 sq m / 1339 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.



## Cavalry Gardens, Putney, SW15

A bright, three double bedroom (1,339 SQ FT) mews house within a gated development conveniently located just minutes from East Putney Tube station. The house has recently been re-decorated throughout and comprises; entrance hallway, downstairs WC, a modern fully fitted kitchen, large reception with dining space, a conservatory with doors out on to a low maintenance, south facing garden. Stairs to the first floor lead to a spacious master bedroom with fitted wardrobes and an en-suite shower room, second double bedroom with plenty of storage.

The family bathroom and the third double bedroom are in the top floor. The house benefits from an allocated secure off street parking space with EV charging as well as use of the completely and recently renovated residents swimming pool. This property is being sold chain free.



- 1,339 SQ FT FREEHOLD MEWS HOUSE
- MODERN KITCHEN
- MASTER BEDROOM WITH ENSUITE SHOWER AND FITTED STORAGE
- FAMILY BATHROOM
- CHAIN FREE
- ALLOCATED PARKING SPACE WITH EV CHARGING
- LARGE LIVING ROOM AND DINING ROOM
- TWO FURTHER DOUBLE BEDROOMS
- SOUTH FACING GARDEN AND RESIDENTS SWIMMING POOL
- EPC RATING: C

Guide Price

**£1,200,000**

Under Offer (SSTC)



