

# WARREN

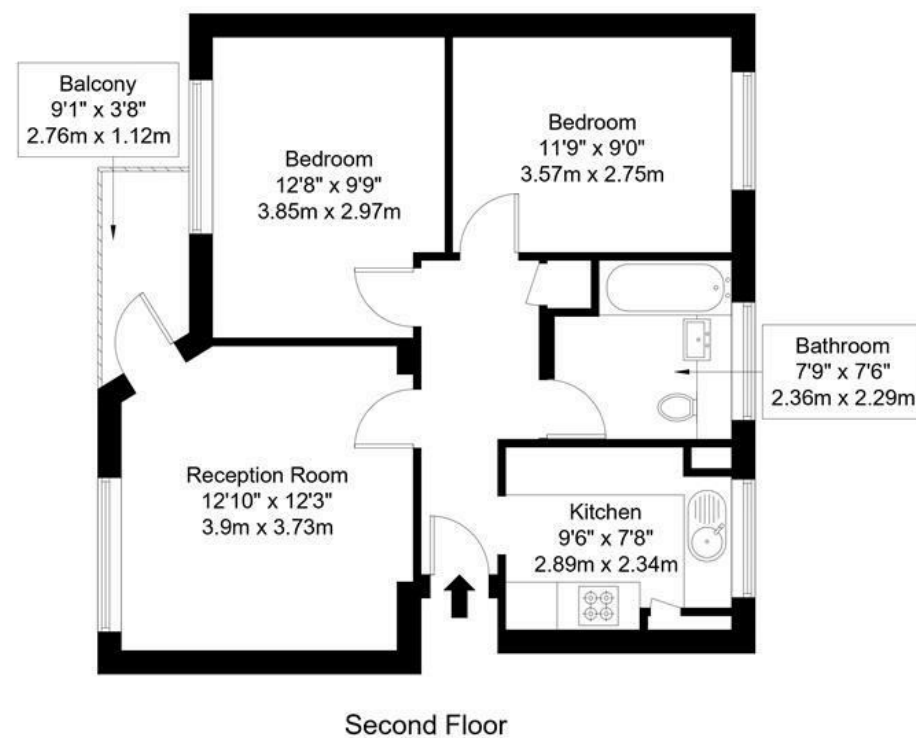
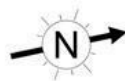
The Putney Estate Agent

## Lancaster House, SW15 1JB

Approx Gross Internal Area = 54.1 sq m / 582 sq ft

Balcony = 2.7 sq m / 29 sq ft

Total = 56.8 sq m / 611 sq ft



Ref :

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**B L E U  
P L A N**

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.



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The Putney Estate Agent

## Lancaster House, Putney, SW15

A modern and recently renovated (582 SQ FT) two double bedroom flat on the second floor of this well maintained development in West Putney. The apartment benefits from a private south facing balcony as well as communal gardens. The accommodation comprises an entrance hallway, bright reception room with wood floors, fully fitted modern kitchen, two double bedrooms and family bathroom. Horne Way is situated within close proximity of the green open spaces of both Putney and Barnes Common's as well as The River Thames and offers easy transport links in to Central London. This property is being sold Chain Free.



- 582 SQ FT
- RECEPTION ROOM WITH WOOD FLOORING
- MODERN KITCHEN
- COMMUNAL GARDENS
- EPC RATING: C
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING BALCONY
- RECENTLY RENOVATED
- CHAIN FREE

Guide Price

**£400,000**

Available

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