

Winkworth

Sudlow Road, Putney, SW18 1HP



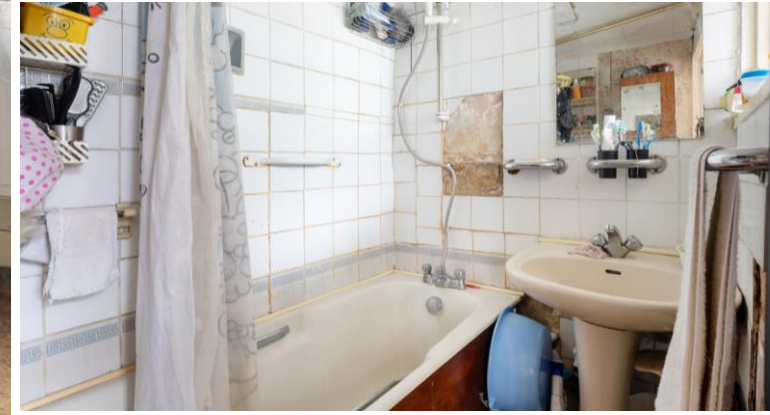


A fantastic opportunity to purchase an unmodernised period home in this highly sought-after location in Putney. This property offers superb potential for a buyer to put their own stamp on it, with the added benefit of the possibility of extending into the loft space, subject to local planning consents. Accommodation currently comprises a double reception room, separate kitchen, three bedrooms and a bathroom. To the rear is a quaint courtyard garden.

Sudlow Road is located between the River Thames and Putney Bridge Road being within a short walk of Wandsworth Mainline Station and within easy reach of the shops, cafes and restaurants of Wandsworth Town Centre and Putney High Street. The open spaces of Wandsworth Park and the Thames Embankment are close at hand.

- Freehold House
- Unmodernised
- Potential to Extend (STPP)
- Courtyard Garden
- Three Bedrooms
- Popular Location

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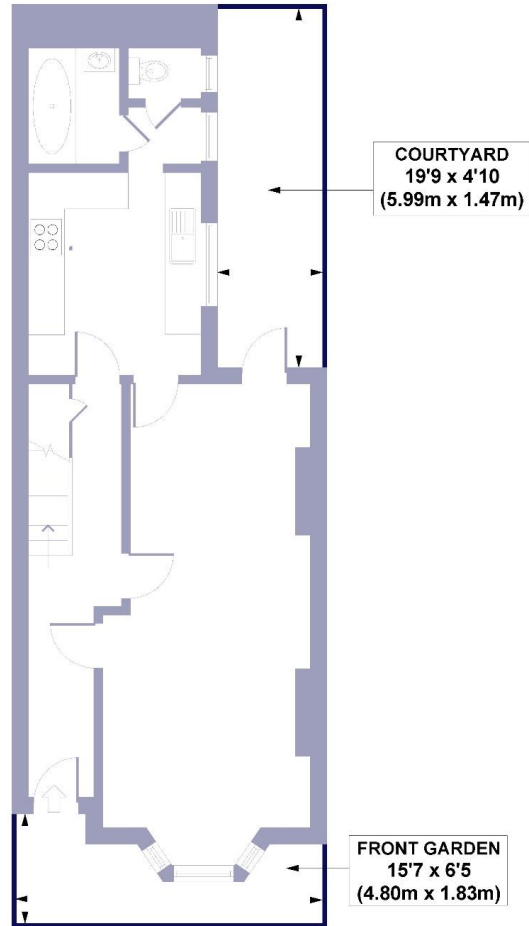
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Freehold

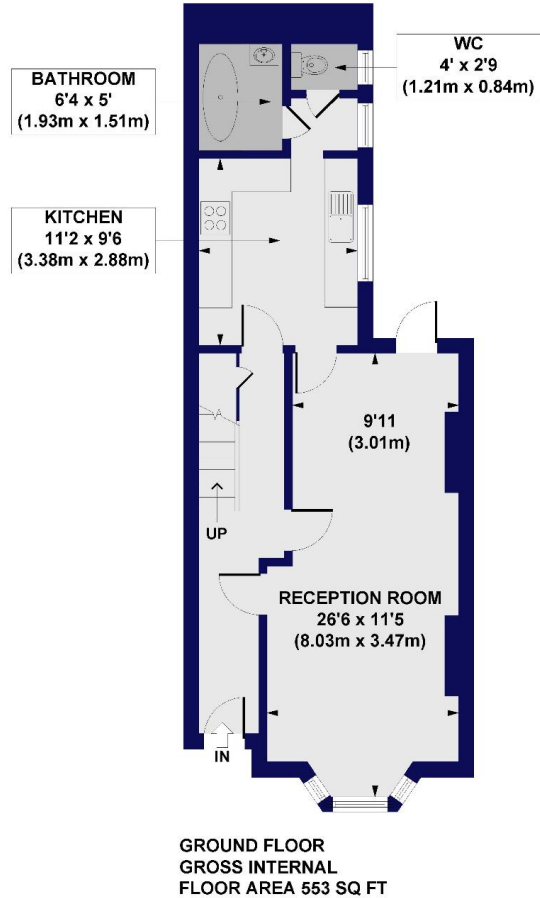
Internal area  
Approximate gross internal area:  
Total 1,054 sq ft / 97.96 sq m

Council Tax  
Band E

**Sudlow Road, SW18**  
**Approx. Gross Internal Floor Area 1054 sq. ft / 97.96 sq. m**



**SITE PLAN**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**