



SPENCER WALK, LONDON, SW15
£6,500 PER MONTH UNFURNISHED

A beautifully presented semi-detached house with landscaped garden and flexible accommodation in Putney

Putney | 020 8877 1000 | putney@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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This low-built, lateral house is located on a quiet cul-de-sac in a highly sought after area of West Putney. Steps lead up to the entrance on the raised ground floor and a welcoming entrance hall. On the left-hand side is a grand double reception extending to circa 30 ft. Adjacent is useful study, perfect for working from home, but could also be used as a fifth bedroom. Of particular note is the newly refurbished lower ground floor which features a stunning bespoke kitchen, under floor heating and floor to ceiling sliding doors opening on to a landscaped garden with two patios and a large lawned area. There is also a generous double bedroom with fitted wardrobes and shower room. A utility room provides extra storage and laundry space. The master bedroom is situated at the rear of the first floor, with built-in wardrobes and storage as well as a luxurious ensuite bathroom with bath and shower over. Towards the front of the house is a second spacious double bedroom with further fitted wardrobe and adjacent is the family bathroom. The top floor also features a double bedroom and there is access to extensive eaves storage. The immediate area surrounding Spencer Walk is exceptionally well serviced by local schools including the primary schools of All Saints, St Mary's, Our Lady of Victories, the Lion House, Merlin, Prospect House and Hurlingham School secondary schools include Putney High and The Falcons.



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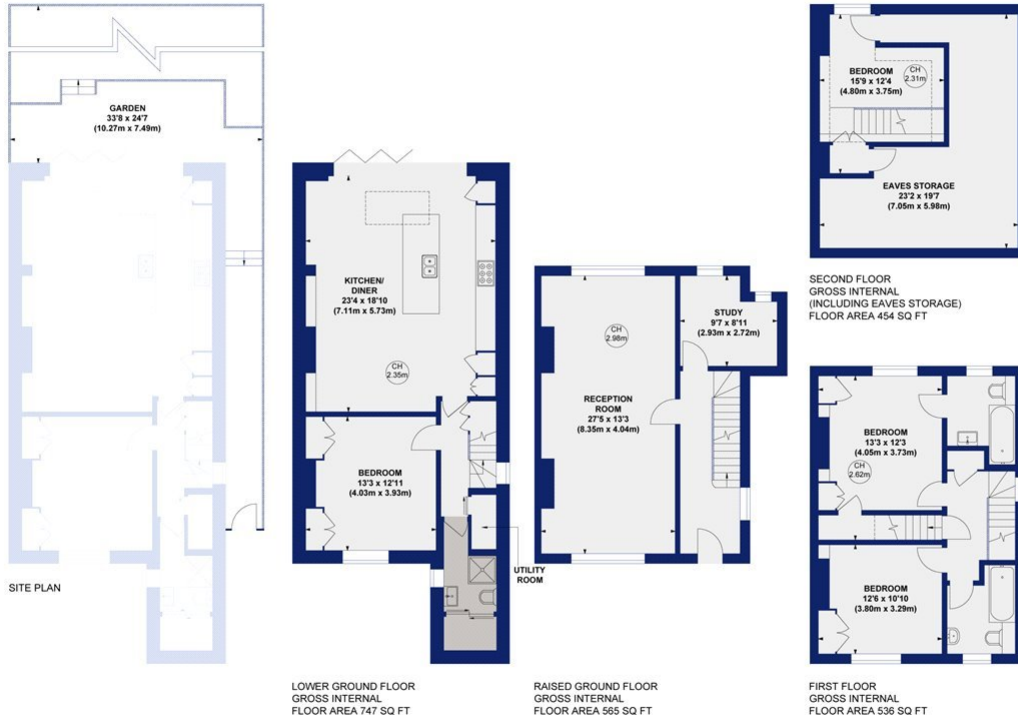
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Spencer Walk, SW15

Approx. Gross Internal Area 213.78 sq m / 2301 sq ft (Including Eaves Storage)
Approx. Gross Internal Area 186.99 sq m / 2012 sq ft (Excluding Eaves Storage)

Key:
CH - Ceiling Height



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: 6 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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