



Stroud Crescent, Putney Vale, Putney  
**£499,950**

**Summary**

About the property: A larger than average house with side extension and conservatory. Has three good sized bedrooms, two reception rooms, two bathrooms and offered with no onward chain. Offering over 1250 sq ft of internal accommodation.

Location: The property has excellent bus links to Putney and easy access to the A3. Positioned close to Richmond Park and Wimbledon Common.

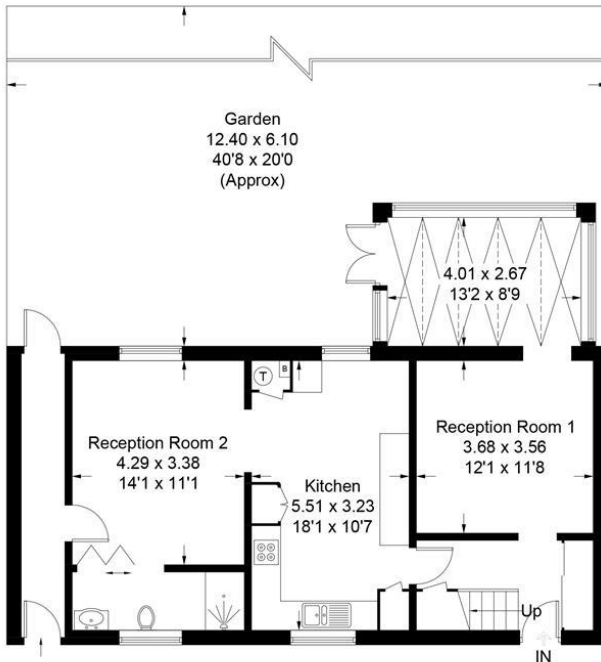
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 830am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents





# Stroud Crescent, SW15

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID513705)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	