



Flat, Mercier Court, Mercier Road, Putney
£485,000

Summary

*** PRIVATE GARDEN & BALCONY ***

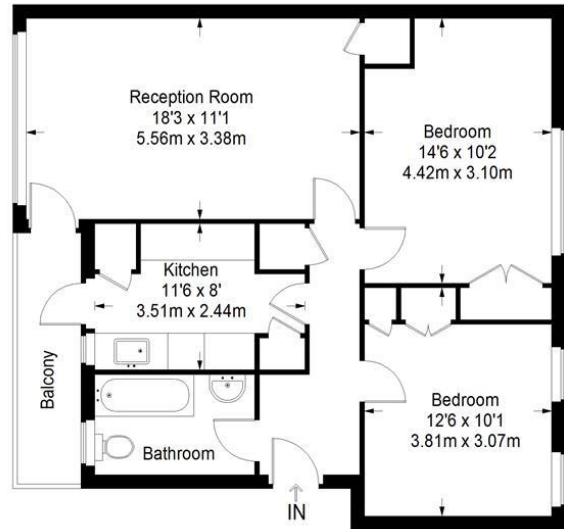
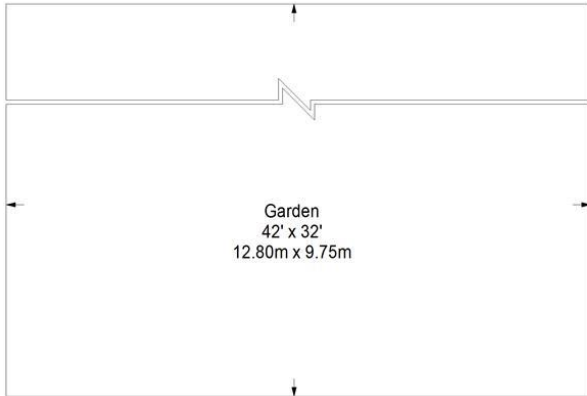
About the property: An extremely bright and spacious purpose built, two double bedroom apartment, located in the heart of Putney, in need of modernisation. Located on the second floor the accommodation comprises a generously-sized lounge/dining room, two double bedrooms, a family bathroom, separate kitchen, private balcony, lots of storage and a private garden. Within walking distance are key transport links including Putney mainline station, East Putney Tube (District Line) and the A3.

The purchaser of this property will also be able to enjoy being close to the River Thames and the area's abundance of shops, restaurants and bars.

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 8.30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents



Mercier Court



Second Floor = 694 sq ft

Approximate Gross Internal Area
SECOND FLOOR = 694 sq ft / 64.47 sq m
Total = 694 sq ft / 64.47 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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