



Vanneck Square, Putney

£625,000

Summary

About the property: Brinkley's Estate Agents are delighted to offer this terraced property, located within the popular Dover House Conservation area. The property comprises entrance hall, fully fitted kitchen, spacious reception/dining area leading to a private garden. The first floor offers two double bedrooms and family bathroom. The top floor offers a master bedroom with fitted storage and en-suite shower room. The property further benefits from off street parking at the front.

Location: Vanneck Square is a quiet residential street surrounding a communal green within the popular Dover House Conservation Area. Situated just off Huntingfield Road, the house is a stone's throw from the 430 bus stop with a frequent service to Putney High Street (9 minutes) and its shops, bars, restaurants and mainline rail station. Barnes station is also

only a short walk from the property and there is easy access to an abundance of green spaces and parks, with Putney Heath less than half a mile away and Wimbledon Common and Richmond Park close by.

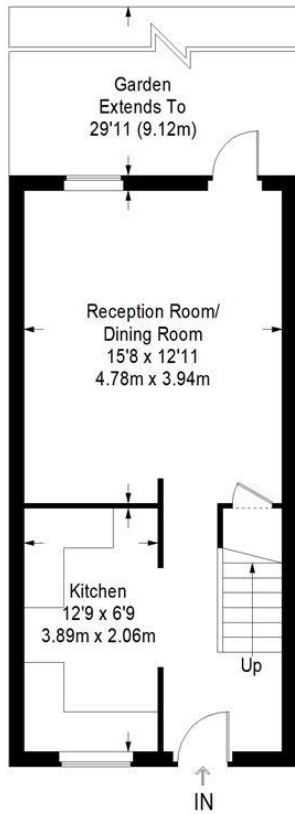
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



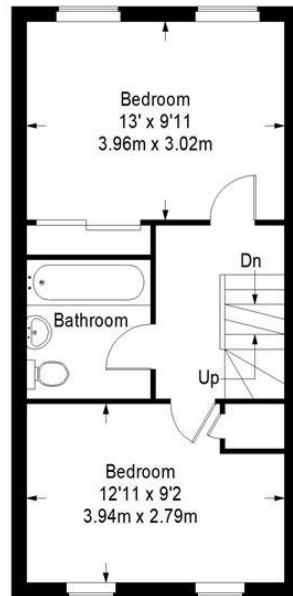
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - 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 | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

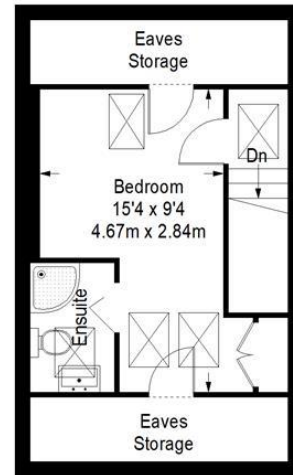
Vanneck Square




Ground Floor = 370 sq ft



First Floor = 367 sq ft



**Second Floor = 289 sq ft
(Including Eaves Storage)**

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 370 sq ft / 34.37 sq m
 FIRST FLOOR = 367 sq ft / 34.09 sq m
 SECOND FLOOR (Excluding Reduced Headroom)= 201 sq ft / 18.67 sq m
 (Reduced Headroom)= 88 sq ft / 8.18sq m
 Total = 1026 sq ft / 95.32 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)