



CHATTERTON | REES



## 1 Ravenswood Manor, London, SW15 3HX

**£845,000**

An impressive and totally unique property in the fact there is in excess of 1800 square feet mainly over the first floor of this beautiful old manor house in Putney.

Entered via a private front door with entrance hall that leads either up or down, down being a utility room that has excellent scope for storage and up to the first floor with beautiful large windows and double height ceilings a must see aspect of this excellent property.

There are three double bedrooms on the first floor and a further bedroom on the second along with a huge loft storage area. The living room is a great size with large windows and French doors to a private balcony that over looks the well maintained communal gardens.

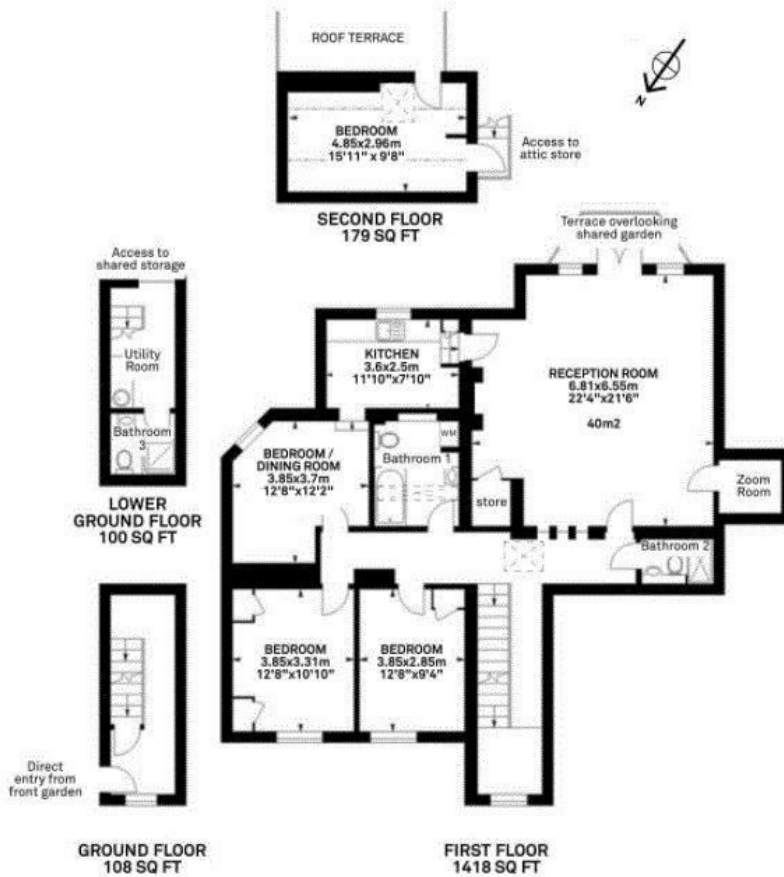
This property has huge amounts of potential, offers so much square footage for such good value and you are only a short distance from East Putney Station, Putney High Street and also not far from Wandsworth and Southfields. Location wise it is easy to get in and out of central London and comes with off street parking.



# Floor Plan

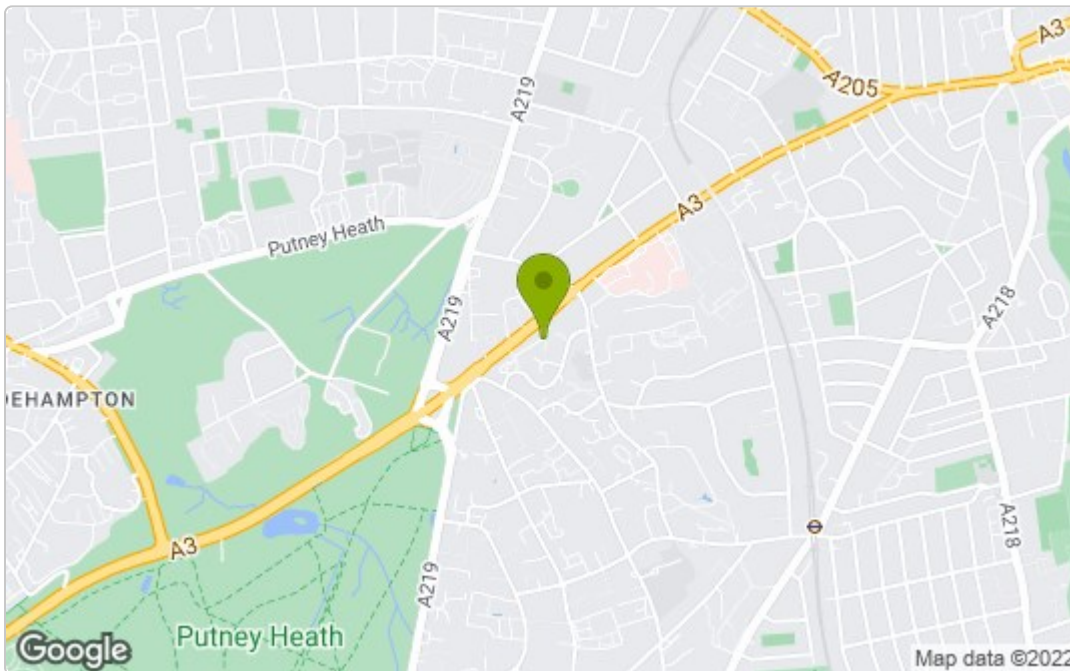
## RAVENSWOOD MANOR MERE CLOSE SW15

Approximate area = 168 sq m / 1805 sq ft



This floor plan is not to scale. Measurements shown for illustration purposes only

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	35	41
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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