



**PETRAS  
PROPERTY**



## **48 Atney Road, London, SW15 2PS**

### **Asking price £895,000**

A fabulous opportunity to purchase this three bedroom freehold house in this prime Central Putney location.

The house has been beautifully extended by the current owners to create a contemporary and adaptable space. On the ground floor there is an open plan kitchen living room which leads out to a pleasant and thoughtfully planted patio garden. The original garage leading from the reception room has been converted into a self-contained space - an additional bedroom and shower room (which can also be accessed from the rear). The kitchen is modern and sleek and the downstairs space also benefits from underfloor heating. The two double bedrooms and bathroom are arranged over the first floor. To enter the property, you come via a lovely front garden (which could be converted to an off-street parking space subject to the necessary consents).

The property is located on the corner of Atney Road and Montserrat Road, moments from Putney High Street and all the local amenities. Putney Mainline Station and East Putney Underground Station are also within a short walk as well as Wandsworth Park and Putney Pier which offers river bus services to Central London.

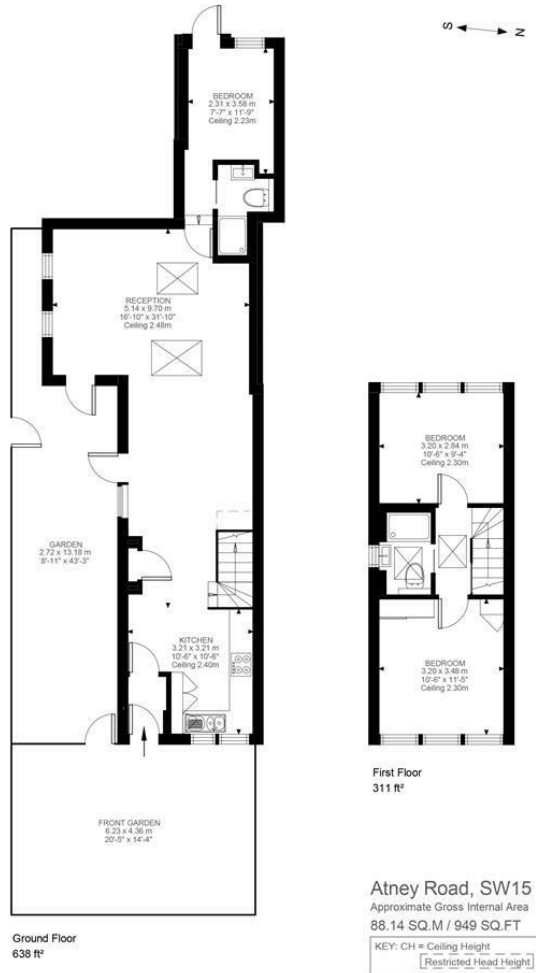


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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