



PETRAS  
PROPERTY



## 157 Putney Bridge Road, London, SW15 2NZ £2,900

A gorgeous three bedroom maisonette with a fabulous roof terrace and views over Wandsworth Park.

The flat comprises its own entrance, three double bedrooms, two bathrooms (one ensuite), a stunning reception room with high ceilings and a mezzanine style kitchen/breakfast room leading on to a private roof terrace.

The property overlooks Wandsworth Park and is a short walk from Putney High Street with it's mainline station as well as East Putney underground station. The flat is available from the end of June on an unfurnished basis.



Putney Bridge Road, SW15

Approximate Gross Internal Area  
125.01 SQ.M / 1346 SQ.FT

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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         | 67        |
| (55-68) D   |  | 49                      |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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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