



## Lacy Road, SW15

£475,000 Share of Freehold

549 sq ft (51 m<sup>2</sup>) • Private entrance • Excellent storage • Period features • Great location • Walking distance to the River Thames • Chain free • Potential to extend (Subject to planning)



Douglas  
& Gordon



New to the market is this beautifully presented 1 bedroom split level apartment with its own private entrance. The property has recently been refurbished throughout. It benefits from a large loft space which has potential to extend into a 2 or even 3 bedroom apartment (Subject to planning). To the front of the property is a well-proportioned reception room which has a lovely light and airy feel from its large windows as well as period features including high ceilings. The property has a double bedroom, benefitting from built in wardrobes leading onto the kitchen that has plenty of space and a breakfast bar. This is followed by a high specification bathroom with a walk in shower. Situated on a leafy West Putney road just moments from the popular bars and restaurants on Putney High Street and within a short distance from East Putney and Putney Bridge Tube station. Lacy Road is a desirable residential street within a few minutes' walk to the River Thames and River boat services can be found at the nearby Putney Pier.

- Private entrance
- Excellent storage
- Period features
- Great location
- Walking distance to the River Thames
- Chain free
- Potential to extend (Subject to planning)

Approximate gross floor area:  
549 sq ft (51 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

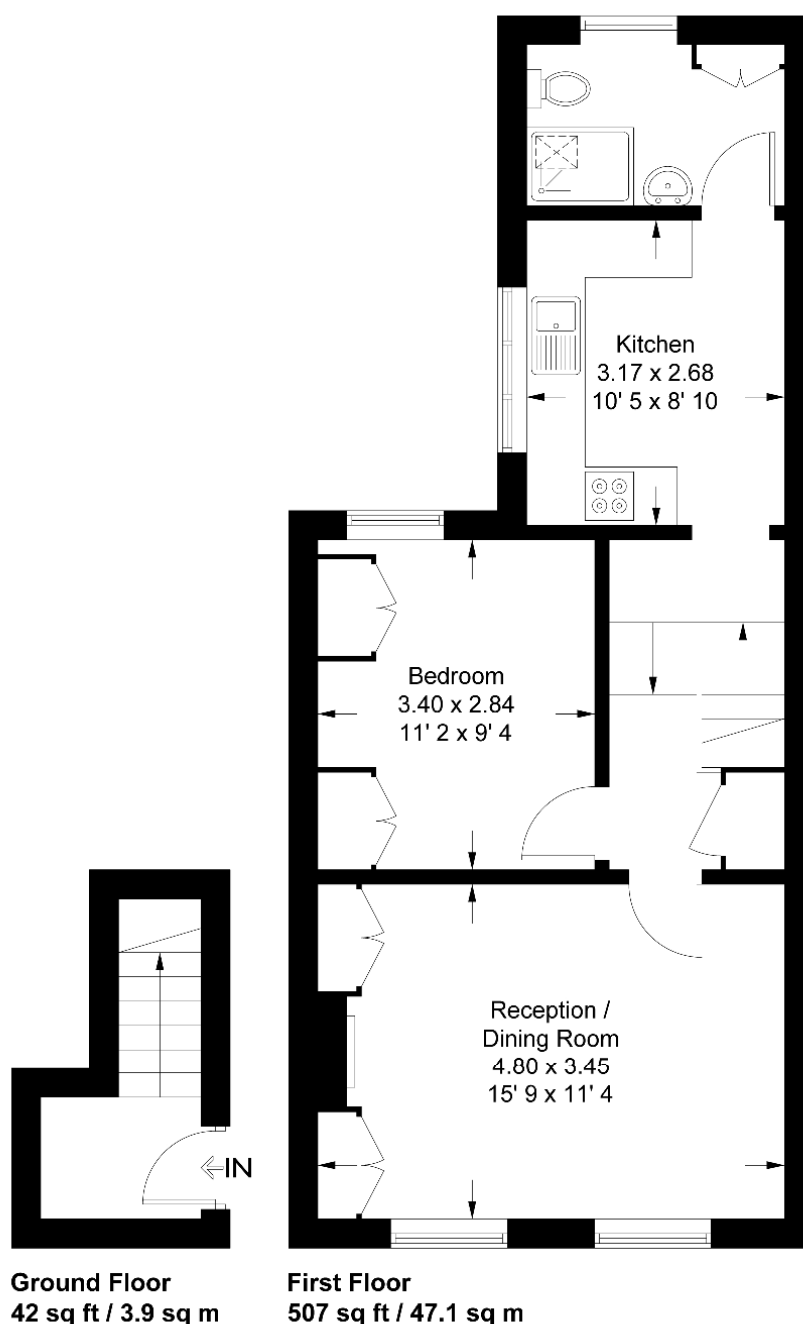
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This floorplan is representative and for  
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advised to carry out their own survey if they  
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Details Prepared: 5 June 2024

## Lacy Road

Approximate Gross Internal Area = 549 sq ft / 51 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: Putney  
360m (4 mins) (Line of sight)  
Gross floor area: 549 sq ft (51 m<sup>2</sup>)  
Local authority: Wandsworth  
Council tax band: B  
Ground rent: £0.00  
Service charge: £0.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## East Putney Office

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