



Madrid Road, Putney, SW13

Asking Price: £1,100,000

 Benham
& Reeves

Madrid Road, Putney, SW13

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Arranged over two floors, this expansive three bedroom, three bathroom property (including two en-suites) offers a perfect blend of period charm and modern living. The home retains a wealth of original features from when it was built, adding character and warmth throughout.

On the first floor, you are greeted by a spacious dual-aspect reception and dining area. This impressive room features a wonderful fireplace and is flooded with natural light, with glass doors opening directly onto a large, paved, east-facing private terrace perfect for morning coffee or alfresco dining. The contemporary kitchen is well-equipped with a good range of base units, cupboards and fully integrated appliances. The main bedroom and a family bathroom are also located on this level. Ascending to the second floor, you will find two generously sized double bedrooms. Both bedrooms benefit from their own en-suite shower rooms, providing privacy and convenience for residents or guests.

Madrid Road is conveniently situated for Barnes village, which offers a range of shops, restaurants, bars and the Olympic Cinema, as well as Barnes duck pond, green and common, and the River Thames towpath walks.

Barnes Bridge Station and Barnes Station provide a regular service into London Waterloo. There are also bus services to Richmond, Putney and Hammersmith, all of which offer underground connections. Heathrow Airport is also easily accessible.

The schools in the area include: St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils, St Paul's Juniors, St Osmunds' (RC), Lowther Primary School and Barnes Primary School.



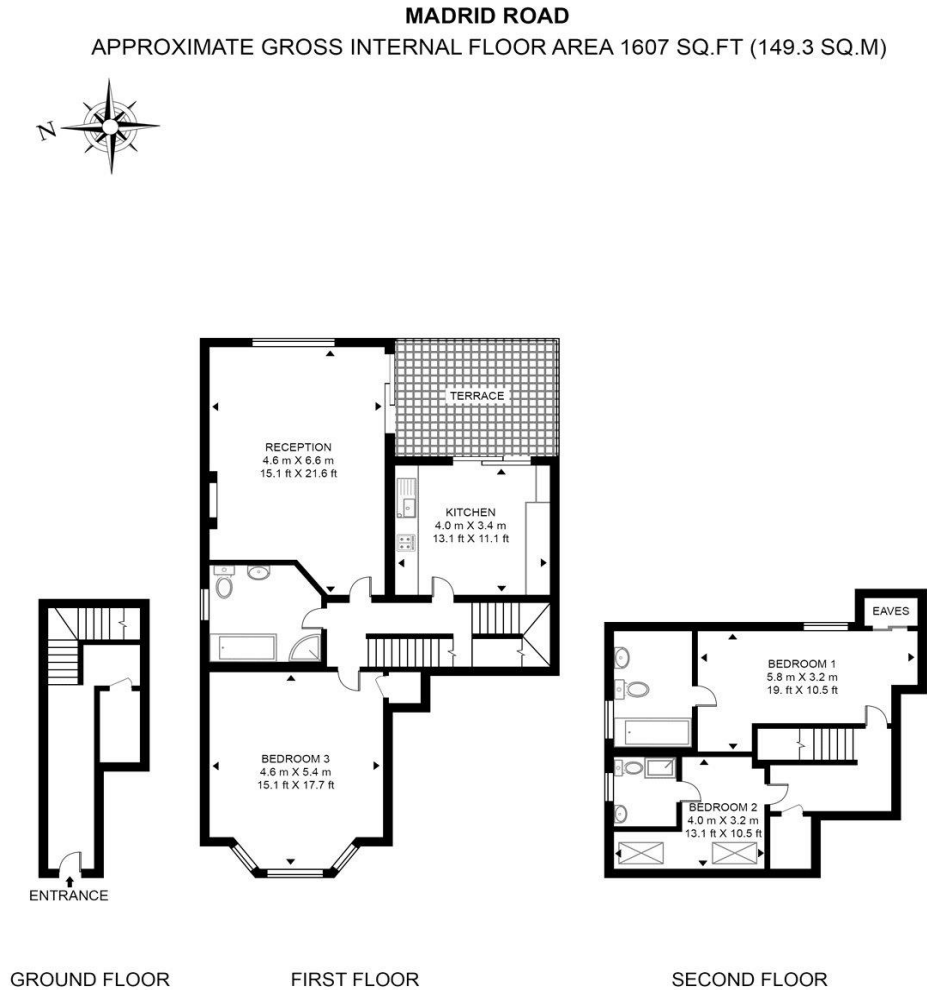


Property Features:

- Three Bedrooms
- Three Bathrooms (2 En-suites)
- Approximately 1,607 Square Feet
- Large East-Facing Private Terrace
- Original Period Features
- Dual-Aspect Reception
- Barnes Station (0.8 Miles), Barnes Bridge Station (0.8 Miles)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,100,000
Tenure:	Leasehold Expires 24/03/2130 Approximately 103 Years Remaining
Ground Rent:	Nil
Service Charge:	Nil
Anticipated Rent:	£4,000.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: KEW260140

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