






STIRETON HOUSE
3 STAMFORD SQUARE, LONDON, SW15

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Ireton House, 3 Stamford Square,
London, SW15**

Asking Price £649,950
Leasehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

Two bedrooms, Two bathrooms, Fourth floor, St James development, Open-plan kitchen/living room, Fitted appliances, Lift, Concierge, Balcony, On-site Costa & Little Waitrose

Hamptons

184 Upper Richmond Road
London, SW15 2SH
020 8780 0077
putsalesoffice@hamptons.co.uk
www.hamptons.co.uk

An attractive fourth floor two bedroom, two bathroom apartment in the popular Stamford Square St James development. The flat totals 829 square feet and has a double private balcony.

The Property

A stylish fourth floor two bedroom, two bathroom apartment in this impressive modern development built by St James.

The flat boasts an attractive open-plan kitchen/reception room with fitted appliances, floor to ceiling windows and a private south/westerly facing balcony (facing away from the railway). The master bedroom has an en-suite shower room, built-in wardrobes and access to an additional double-length private balcony. The entrance hallway also has a built-in wardrobe with a fitted washer/drier and a further storage cupboard. There is also a smart family bathroom.

The second bedroom also benefits from direct access to the private balcony. The property is over 800 square feet and further benefits include security intercom, a long lease and an on-site concierge.

Location

Situated next to East Putney Station with direct trains into Central London. The development has a Costa Coffee shop and a Little Waitrose located on the ground floor.

Additional Information

This building is now EWS1 certificate-compliant
The lease is approximately 200 years unexpired, the ground rent is £500pa and the service charge is approx. £900 per quarter.

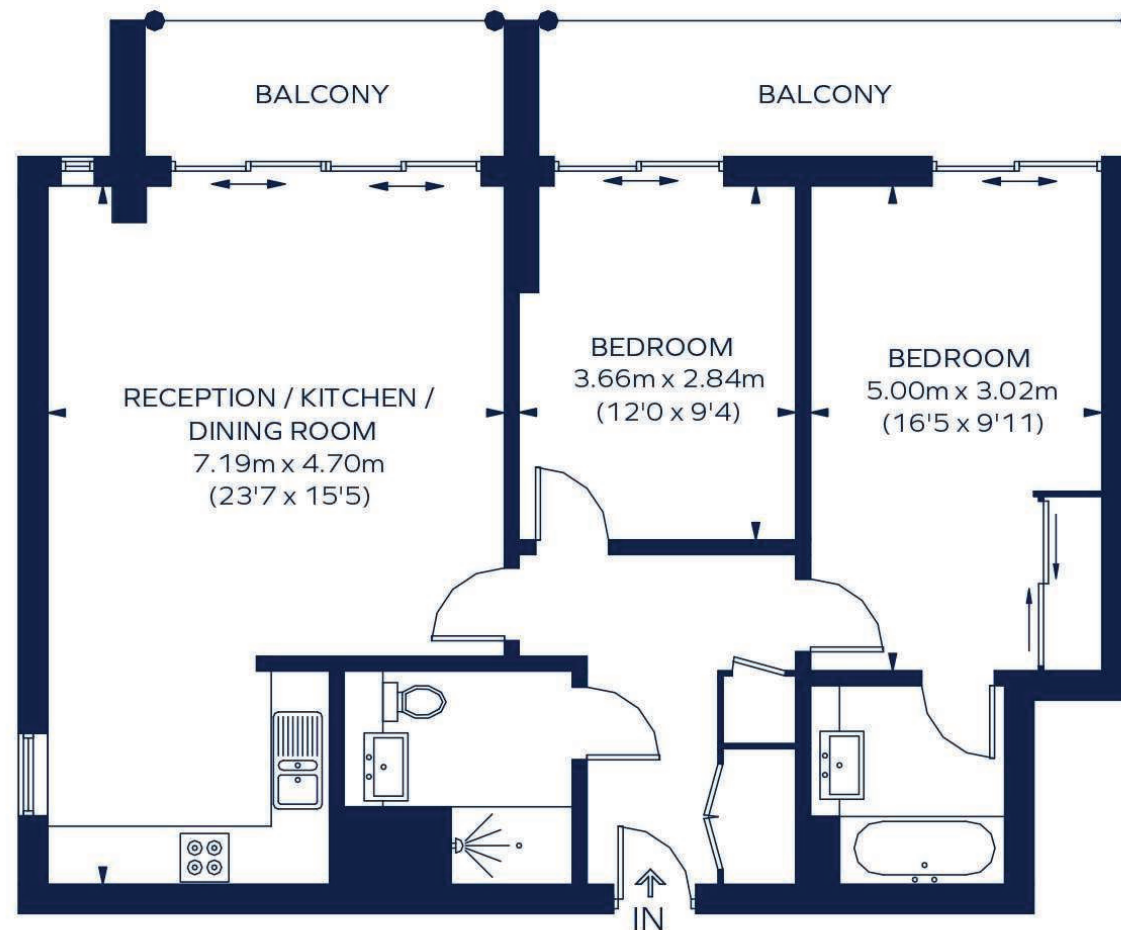


{ TWO BEDROOM FOURTH FLOOR APARTMENT. EPC: B

IRETON HOUSE

Approximate Gross Internal Area

Total = 829 sq. ft. (77.0 sq. m.)



FOURTH FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 236427

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95+	A		
81-94	B	82	82
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

