



Dyers Lane, London
SW15



Beyond your expectations

A stylish new-build three bedroom split-level apartment. EPC: B

Three bedroom maisonette | 1231 sq ft | Open-plan kitchen/reception room | Three bathrooms | First and second floor | Siemens fitted appliances | Private rear roof terrace | Built-in wardrobes | Storage cage | Ten year warranty | Long lease

Asking Price £775,000 Leasehold

Description

A spacious three bedroom new-build maisonette in West Putney. The flat has its own private entrance and is situated on the ground and first floor and boasts an impressive open-plan kitchen/reception room. There is a stylish Hacker kitchen with island unit/breakfast bar, a glass bay window which floods the room with natural light. The kitchen has a range of fully integrated Siemens appliances as well as Quartz composite work surfaces and a wine fridge. There is a master bedroom with fitted wardrobes and an en suite bathroom, and also a second bedroom and shower room. Both bedrooms have direct access to the generous private rear roof terrace. The third bedroom and shower room is located on the ground floor. Further benefits include a long lease term, a ten year BPL warranty and a storage cage

Location

Peloton Place is situated at the junction with Dyers Lane and Upper Richmond Road. Barnes Station is closely with its links to Central London, as is Putney mainline and East Putney tube stations. There are a number of local bus services serving Hammersmith, Richmond and Putney and a Sainsbury's Local store is conveniently located on-site.

Additional Information

The lease will be granted in 2017 for 250 years.

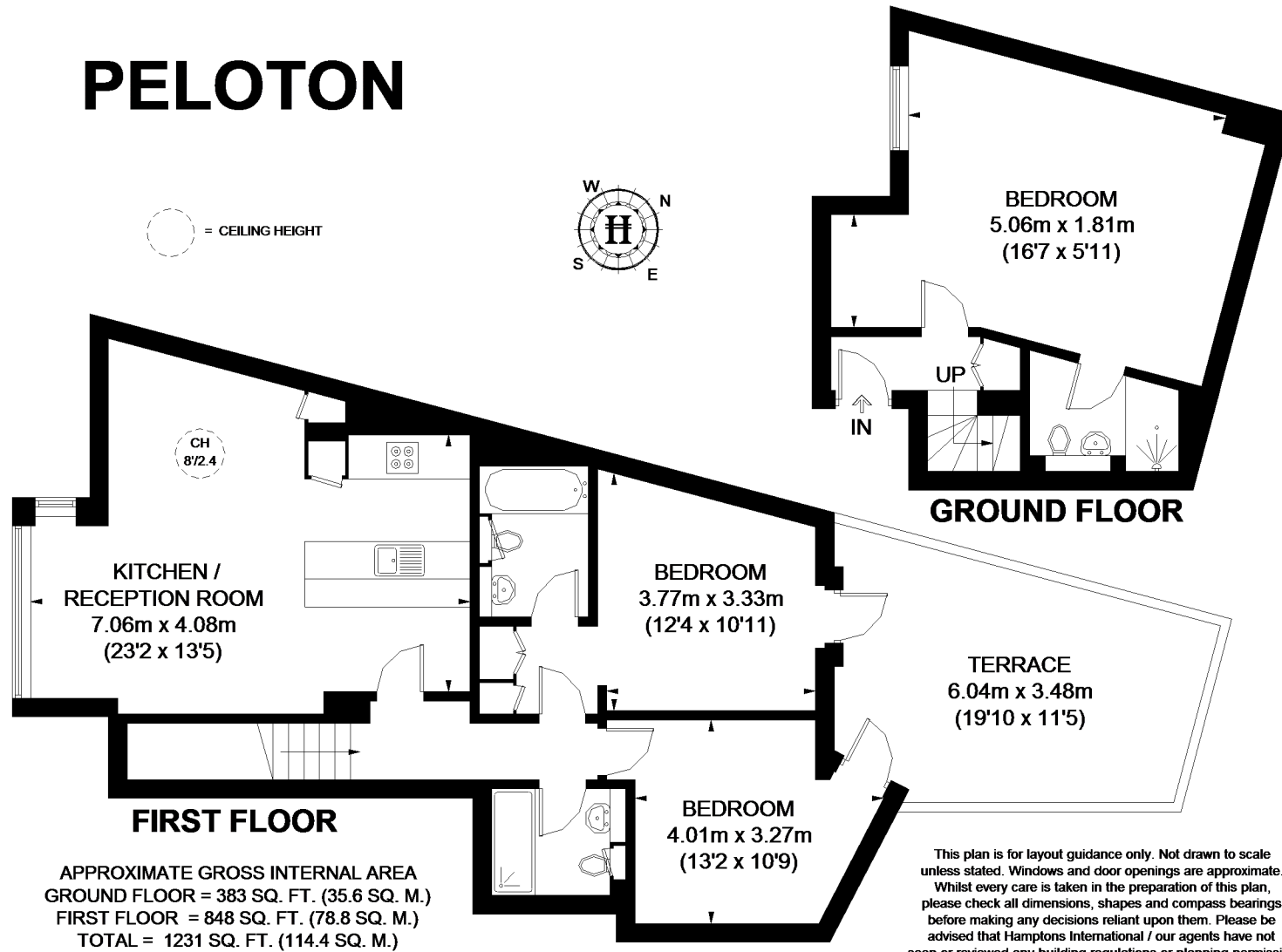
The seller informs us that the service and maintenance

charges amount to approximately £1,300 per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PELTON



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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID268605)

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.

