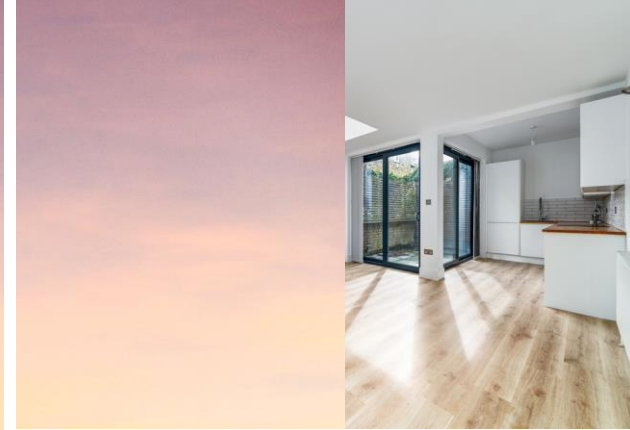


FOR SALE



Oakhill Road, Putney
Asking Price Of £700,000

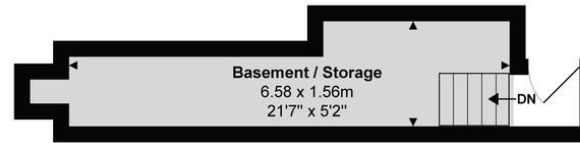

MARTIN & CO

58a Oakhill Road

- 2 Bedrooms
- Share of freehold
- Garden Flat
- 780 Square Foot
- 2 Bathroom

The flat comprises two generously sized bedrooms. The open-plan kitchen is equipped with integrated appliances and ample storage and outside, you'll find a private patio.

Oakhill road is a popular residential road in East Putney, this property benefits from excellent transport links, with East Putney Underground Station and Putney Rail station just a short walk away.

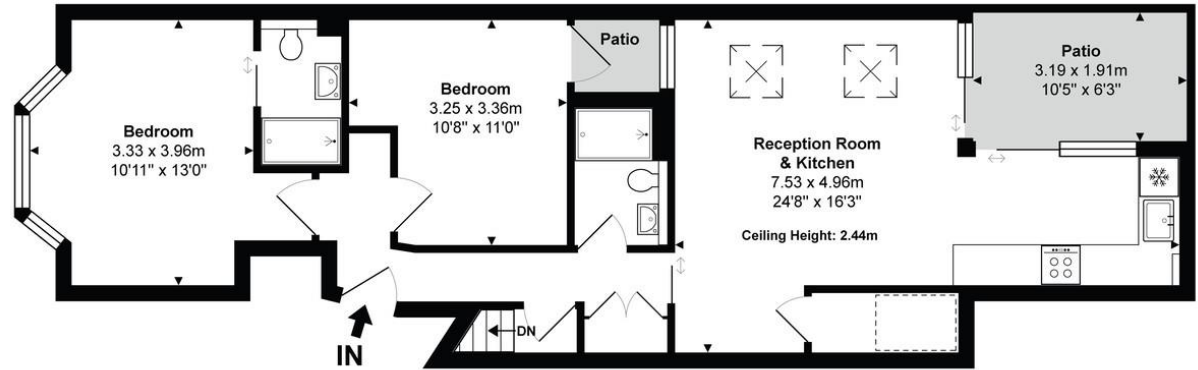


Lower Ground Floor

Oakhill Road, Putney, SW15

Approximate Gross Internal Area
72.5 sq m / 780 sq ft

--- Areas with ceiling height under 1.5m



Ground Floor

This plan is for illustration purposes only and not drawn to scale. It is for guidance and not valuation purposes. All measurements, windows and door openings are approximate only. Please make sure you inspect the property yourself to check the dimensions, compass bearings, room sizes and shapes, before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |

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020 7585 2990

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.