

LOT
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40 Elmshaw Road, Putney, London SW15 5EL

Guide Price £495,000*

THREE BEDROOM END OF TERRACED HOUSE IN NEED OF COMPLETE UPDATING THROUGHOUT



The property is located in a popular tree lined road within easy access of major routes including the A4 and M4 Motorway, providing excellent access into Central London, Heathrow London Airport and connections to the M25 London Orbital Motorway. The A405 South Circular Road is also easily accessible connecting with South London along with the A3. The area is well served by local bus routes and schools. There are a great deal of open spaces and recreational facilities available nearby. Rail services can be found within one mile at Barnes, Putney and Barnes Bridge Stations. The town of Roehampton with its shops, restaurants and bars is within a short walking distance. The house is a three bedroom end of terraced dwelling with an open plan living room and kitchen to the ground floor. The house has a good sized rear garden and also benefits from gas fired central heating. There is an additional wet room to the ground floor. This property is in need of full modernisation and updating and is sold with vacant possession. **WARNING** This house is in a particularly poor state of repair and any intending viewers are advised to wear a mask. Furthermore there is a dog present who we are advised will be removed for viewing sessions. If this turns out not to be the case, then the viewing session will be abandoned.



ACCOMMODATION

Hall, Reception, Kitchen, Wet Room, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Wandsworth

Council tax Band E

EPC pending

VIEWING TIMES

By appointment through the Auctioneers

