

# Malbrook Road SW15





Approx. Gross Internal Area  
242 sq ft (23 sq m)



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A studio apartment on the first floor of a period conversion in a sought after West Putney address, ripe for refurbishment.

Malbrook Road is well positioned for access to the excellent shops, restaurants and transport links of Putney. East Putney (District Line) is the closest underground station and the closest mainline station is Putney (Waterloo) situated on Putney High Street.

## Terms

<b>Tenure</b>	Leasehold, 962 years remaining
<b>Local Authority</b>	London Borough of Wandsworth
<b>EPC Rating</b>	C
<b>Council Tax Band</b>	C
<b>Service Charge</b>	Ad Hoc basis
<b>Conservation Area</b>	West Putney Conservation Area
<b>Ground Rent</b>	£35 per annum
<b>Price</b>	£200,000 Subject to Contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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