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## 31 Ruvigny Gardens Putney, London SW15 1JR

By Order of the Executors



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This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.

Located in the heart of Putney in a residential road, a two storey end of terrace office building of approximately 291.6 sq m, having planning permission for extension to three storey office space (B1) of approximately 383 sq m with roof terrace (with possible residential potential). **Vacant.**

### Tenure

Freehold.

### Location

- The property is situated in the north-west corner of Ruvigny Gardens, which runs off Lower Richmond Road
- Shopping facilities are available locally and to a greater extent on Putney High Street, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are available locally at Wandsworth Common and Putney Lower Common
- Nearby road communications are via the A205 (South Circular Road)

 Putney Bridge (District Line)

 Putney

### Description

- An end of terrace office building
- Arranged over two floors
- Requires modernisation

### Accommodation

- Existing GIA 291.6 sq m

### Planning

Permission (Ref 2016/7408) was granted on 23rd June 2017 for alterations including erection of roof extension to provide additional B1(a) office floor space; alterations to front and side elevations; provision of a rear roof terrace; and alterations to the front boundary treatment refuse arrangements and access.

### Note

A planning report is available from the auctioneers.

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)