



A STUNNING FAMILY HOME WELL LOCATED FOR FANTASTIC SCHOOLS ON A QUIET RESIDENTIAL ROAD WITH EASY ACCESS TO EAST PUTNEY STATION AND SOUTHSIDE WANDSWORTH CENTRE

**AMERLAND ROAD
PUTNEY, LONDON, SW18 1QA**

Unfurnished, £3,950 pcm + fees and other charges apply.*

Available Now



A STUNNING FAMILY HOME WELL LOCATED FOR FANTASTIC SCHOOLS ON A QUIET RESIDENTIAL ROAD WITH EASY ACCESS TO EAST PUTNEY STATION AND SOUTHSIDE WANDSWORTH CENTRE

**AMERLAND ROAD
PUTNEY, LONDON, SW18 1QA**

£3,950 pcm Unfurnished

• 5 Bedrooms • 4 Bathrooms (3 en suites) • 2 Reception rooms • Kitchen • Cloakroom • Garden

• EPC Rating = D • Council Tax = G

Description

A beautifully presented period family home that has undergone extensive refurbishment and works. The property offers flexible accommodation over 3 floors, providing excellent space to suit the needs of a family. The house has a wider than average hallway, immediately creating a great feeling of space. There is an elegant double drawing room with an attractive fireplace and wood flooring. The smart kitchen/breakfast room is situated at the rear of the house, with views of and access to the pretty landscaped garden, which has a terraced area for al fresco dining, along with a lawn bordered by well stocked flowerbeds. There is also a smart roof terrace with glorious views over London. There are 5 good sized bedrooms, 3 of which have en suite shower rooms and there is also a modern family bathroom. The extensive cellar incorporates a utility room and another separate room with direct access from the street, great for bike storage.

Situation

Amerland Road is a pretty, residential street with the property situated in the cul-de-sac end of the road. The nearest underground is East Putney station which is 0.7 miles away and Putney train station 1 mile away.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



AMERLAND ROAD, SW18

Approx. gross internal area 2107 Sq Ft. / 195.7 Sq M.

Approx. gross internal area 2165 Sq Ft. / 201.1 Sq M. Inc. Restricted Height



All measurements have been made in accordance with BS1 Code of Measuring Practice which are approximate and only used for illustrative purposes. For the avoidance of doubt, clearing levels, height, depth and lot levels are only relevant to their measurements. © 2021 onTheMarket.com Ltd. 020 7416 9031

FLOORPLANS

Gross internal area: 2107 sq ft, 195.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190816KOCA

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Putney Lettings

Kieran Rigley
kieran.rigley@savills.com
+44 (0) 208 780 6108

savills.co.uk