



**A BEAUTIFUL FAMILY HOME OFFERING VERSATILE LIVING SPACE, MODERN BATHROOMS, A LARGE EAT-IN KITCHEN
BREAKFAST ROOM WITH BI-FOLD DOORS OPENING ONTO THE PRIVATE GARDEN**

ERPINGHAM ROAD
PUTNEY, LONDON, SW15 1BE

Unfurnished, £4,100 pcm + fees and other charges apply.*

Available Now



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- 4 Bedrooms • 2 Bathrooms • 2 Reception rooms
- Eat-in kitchen • Garden • A cellar perfect for storage
- EPC Rating = D • Council Tax = G

Situation

Putney combines the appeal of suburban living with all the convenience of Zone 2 centrality as well as offering easy access to various heaths, commons and the River Thames. Putney is spoilt by its transport options. The two underground stations, Putney Bridge and East Putney are on the District line, the overground trains link to Waterloo in under 20 minutes and of course Putney is the starting and Termination point for the 14 and 22 buses, perfect for those working in Central London. River bus services can be picked up at Putney Pier and Riverside Quarter Pier too. Putney has preserved its reputation for leisurely escapism and sporting pursuits with its active cricket, golf and rowing clubs – the famous Oxford vs Cambridge Boat Race launches from Putney Embankment. It is also very popular with cyclists and other athletes who enjoy the proximity to Richmond Park and the miles of the Thames Path National Trail.

Description

This fantastic house have been well finished throughout. The ground floor is laid out in the traditional style with a large double reception room to the front of the house, with bespoke alcove storage and doors that allow you to separate the two rooms. And to the rear there is the lovely modern eat-in kitchen with folding doors leading to the garden. On the first floor there are 3 bedrooms and the smart family bathroom. All bedrooms feature built-in storage with the master having particularly generous built in wardrobes. On the second floor there is another, large double bedroom, again with plenty of storage and another modern bathroom with a free standing roll top bath and separate walk in shower. There is also a useful storage cellar.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Erpingham Road, SW15

Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft
 Basement = 9.1 sq m / 98 sq ft (including Cellar)
 Total = 192.8 sq m / 2075 sq ft



Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID559299)

FLOORPLANS

Gross internal area: 1977 sq ft, 183.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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. 20190808KOCA

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Putney Lettings

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