



An excellently finished family home on the extremely desirable Larpent Avenue

Larpent Avenue, Putney, London, SW15

£6,000 pcm plus fees apply, Unfurnished
Available Now



Video available • Split over 3 floors • Separate utility room • All bedrooms have fitted wardrobes • Lovely private garden

About this property

This 4 bedroom family home, split over 3 levels has been finished to an excellent standard by its owner.

On entering the secure gates of the property you are greeted by the well-manicured front garden. Through the front door and into the welcoming entrance hallway, to your right at the front of the property you have a good sized reception room, to the rear of the ground floor you enter a large open plan kitchen/reception room fitted with mood lighting, the sleek designer kitchen is integrated with all mod cons. Flooding the room with natural light are the floor to ceiling sliding doors which lead to the beautiful landscaped rear garden which benefits from an irrigation system. The ground floor further benefits from a cloakroom.

On the first floor you have 2 of the properties 4 bedrooms both good sizes and both benefiting from en suite bathrooms.

The lower floor of the property has been exceptionally done, incorporating family living and modern style. It is home to the additional 2 double bedrooms, one benefiting from an en suite and the other benefiting from access to the rear garden. This floor is also home to a cinema room, exceptionally designed, with surround sound, mood lighting and black out blinds. The lower ground floor has an

excellent storage room and full utility room also.

The property has underfloor heating, an HEOS speaker system throughout, high end Wi-Fi repeaters on all floors and 200gb broadband.

Local Information

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.

Larpet Avenue is 1 mile from East Putney underground station and 0.7 miles away from Putney train station with links to Waterloo.

River bus services can be picked up at Putney Pier and Riverside Quarter Pier too.

Furnishing

Unfurnished

Local Authority

Wandsworth
Council Tax Band = E

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Lettings Office.
Telephone: +44 (0) 20 8780 6115.





Larpent Avenue, Putney, London, SW15
Gross Internal Area 2424 sq ft, 225.2 m²

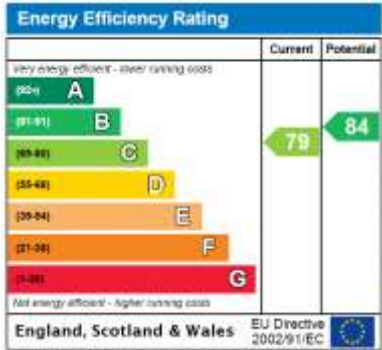
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Approximate Area = 225.2 sq m / 2424 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
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