



A superb detached, period house in a quiet cul-de-sac,  
with a glorious south facing garden

Amerland Road, Putney, London, SW18 1PZ

Guide Price £2,195,000 Freehold

savills



Reception hall • Sitting room • Dining room • Study • Kitchen/breakfast/family room • Principal bedroom with en suite bathroom • Four further bedrooms • Family bathroom • Shower room • Eaves storage • Cloakroom/utilities • Cellar • Garden

### Local Information

Amerland Road is a pretty tree lined residential street and the house is situated in the cul-de-sac end of the road. It is within walking distance of East Putney underground (District), where there are also useful local shops such as Waitrose and Co-Op.

A little further along the Upper Richmond Road is Putney High Street with further shops and restaurants and the Mainline Station (Waterloo).

There are good schools in the area, including St Michael's primary, Ofsted rated Outstanding.

### About this property

This charming detached house has over 3,200 sq ft of accommodation arranged over three floors and is ideal to suit the needs of a growing family. There is excellent reception space on the ground floor, lending to both formal and informal entertaining. The hub of the house is in the kitchen / breakfast / family room, which has views over and access out to the wonderful garden. The sitting room has a fireplace and French doors out to the garden.

There is a particularly beautiful staircase to the upper floors, with the principal bedroom on the first floor, with an en suite bathroom and lovely views over the garden.

There are four further bedrooms, a family bathroom and shower room and plenty of eaves storage.

The garden is a particular highlight, being very private and leafy and due south, so wonderfully sunny.

There is a terrace area for al fresco dining, with a large expanse of lawn beyond, with mature trees and planting.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.









Amerland Road, Putney, London, SW18 1PZ  
Gross Internal Area 3270 sq ft, 303.8 m²

Caroline Bell  
Putney  
+44 (0) 20 8780 9900  
cbell@savills.com

 |  savills | savills.co.uk

Approximate Area = 303.8 sq m / 3270 sq ft (Including Cellar / Eaves)  
Including Limited Use Area (47.8 sq m / 514 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 279034

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Important Notice** Savills, its 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. Purchasers must satisfy themselves by inspection or otherwise. 20210527NLSM

