



## Exquisite end of terrace neoclassical house with linked garage

**Beaufort Close, Putney, London, SW15 3TL**

Guide Price £1,550,000 Freehold





Beautifully presented • Fabulous bespoke kitchen • Great layout • Georgian style • Heath location • Gatehouse & porter • Hallway • Reception room • Kitchen / dining / family room • Conservatory • Four bedrooms • Two en suite showers • Family bathroom • Cloakroom • Utility room • Garden • Front courtyard • Garage and parking

#### Local Information

This delightful property is nestled in the middle of Putney Heath opening on to Wimbledon Common.

It is situated in a select gated community just off Portsmouth Road with a local bus stop and nearby gastro pub.

Closest Mainline (Waterloo) is on Putney High Street and underground at East Putney (District).

For the motorist, the A3 provides easy access to the south west. Within the vicinity, there is also a good selection of schools, both state, faith and private.

#### About this property

Arguably one of the best houses in Lynden Gate, this beautiful and elegant Georgian style home has been extensively refurbished and extended by the current owners with much thought and attention to detail including new wiring / stainless steel electrical outlets and new boiler, immersion and radiators.

With accommodation of nearly 2,000 sq ft, the property offers flexible space over three floors with two separate entrances on the raised ground and to the lower courtyard.

On the lower floor is a fabulous, open plan in style, kitchen and reception room along with utility and cloakroom. The kitchen

benefits from quality units, appliances and hand selected granite including a smart island / breakfast bar. The reception room has hand crafted bespoke display and wall units along with a custom DRU gas fire and surround. At the rear is a contemporary extended ThermoGlass® wall and ceiling conservatory which creates a feeling of bringing the outside in from the pretty landscaped garden.

On the upper two floors are four bedrooms with the fourth used as a study / TV room. These are well served by two en suites and a family bathroom. There is also a useful boarded loft for easy storage.

Outside, there is a delightful garden with extensive planting and irrigation system along with remote control lighting. The garage can also be accessed from a side door into the garden, due to it bordering the property.

#### Tenure

Freehold

#### Local Authority

Wandsworth

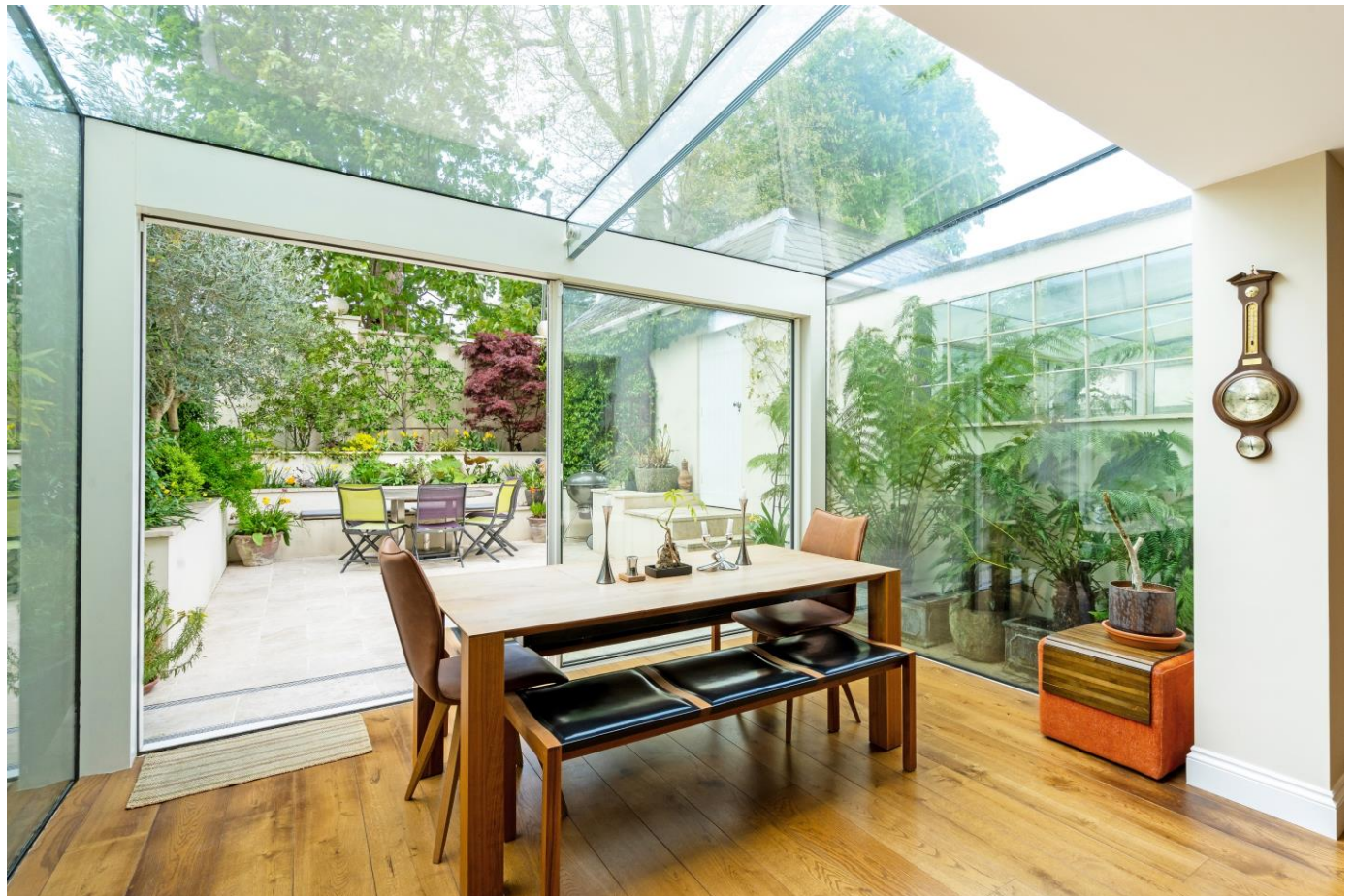
#### Energy Performance

EPC Rating = C

#### Viewing

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

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Beaufort Close, Putney, London, SW15 3TL  
Gross Internal Area 1888 sq ft, 175.4 m²

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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