



A charming, beautifully presented end of terrace family house (1,823 sq ft) in one of west Putney's most coveted roads

Redgrave Road, Putney, London, SW15 1PX

Guide Price £1,895,000 Freehold

savills



Stunning kitchen/breakfast/family room • Very well balanced family accommodation • Sumptuous principal bedroom suite • Wonderful garden • Sublime location

#### Local Information

Redgrave Road is a much coveted, very pretty address, close to the 'village vibe' of the Lower Richmond Road, with its excellent independent shops and coffee shops.

There are several highly regarded schools, both state and private, in the immediate area.

The area benefits from excellent transport connections. The 22 Bus provides direct service to Sloane Square, Berkeley Square and Oxford Circus.

The nearest mainline station is Putney High Street (Direct services to Waterloo- 17 mins) and the closest underground is Putney Bridge (District line)

#### About this property

The house has undergone sympathetic and extensive re-modelling and now affords well-balanced accommodation over four floors.

The raised ground floor has a double aspect reception room, with pretty French doors leading onto a good sized terrace and giving excellent views over the exquisitely landscaped garden; there is also a well-appointed study to the rear, affording the same.

At garden level, a large, beautifully appointed kitchen / breakfast / family room is very much the hub of the house and gives level access on to the fabulous garden, via large aperture concertina doors. There

is also a utility room and cloakroom on this level and access to the front of the property, ideal for Ocado deliveries and the like.

The first floor has two large double bedrooms and a sumptuous bathroom, with a separate shower and the top floor is given over to a superb master bedroom suite with its high end shower room (en suite) and a further single bedroom.

To the rear of the property is a superb garden, which has been redesigned and landscaped with great flare and imagination.

The property exudes character and charm and has an unusually large garden for this location.

#### Tenure

Freehold

#### Local Authority

Wandsworth

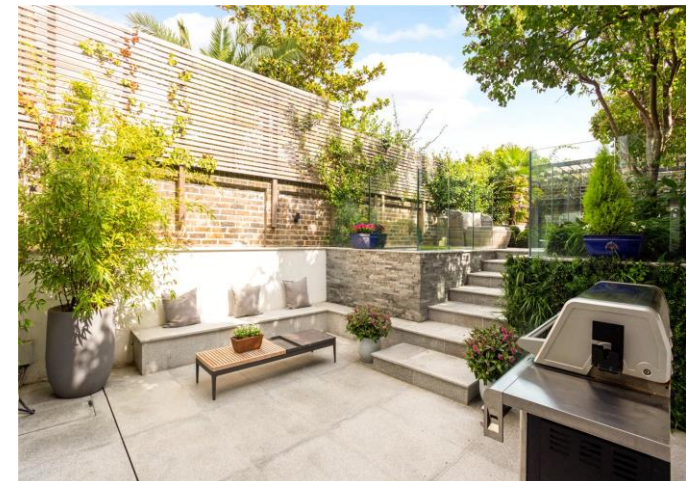
#### Energy Performance

EPC Rating = D

#### Viewing

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

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Redgrave Road, Putney, London, SW15 1PX  
Gross Internal Area 1823 sq ft, 169.4 m²

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Approximate Area = 169.4 sq m / 1823 sq ft  
(Including Eaves Storage)  
Including Limited Use Area (8.7 sq m / 94 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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