



A handsome, detached, un-modernised house with a lovely south facing garden and separate flat

Chartfield Avenue, Putney, London, SW15 6HQ

Guide Price £2,800,000 Freehold

savills



Reception hall • Reception room • Kitchen/breakfast room • Dining room • Utility room • Conservatory • Cloakroom • Five bedrooms • Two en suite shower rooms • Bathroom • Large attic room

**Separate flat comprising:**

• 2 bedrooms • Kitchen • Garage • Off-street parking • South facing garden

**Local Information**

Chartfield Avenue is a popular, wide tree-lined, residential road comprising substantial houses.

Putney mainline station (Waterloo) is on Putney High Street, where there are good local shops and restaurants. East Putney underground (District) is a little further along the Upper Richmond Road.

There are excellent schools, both state and private in the neighbourhood.

**About this property**

This attractive period, property has been in the same ownership for 47 years and requires total modernisation to create the perfect family home.

It currently has a separate flat, which could be re-incorporated into the house on the ground floor level.

There is plenty of scope to create bedrooms over the upper levels, and the attic has been partially converted.

The garden faces due south and extends to just over 85 feet.

There is a terraced area, with steps leading to a large expanse of lawn, with surrounding mature borders and trees.

**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.

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Chartfield Avenue, Putney, London, SW15 6HQ  
Gross Internal Area 4896 sq ft, 454.9 m²

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Approximate Area = 426.9 sq m / 4595 sq ft  
Garage = 17.1 sq m / 184 sq ft  
Summer House / Storage = 10.9 sq m / 117 sq ft  
Total = 454.9 sq m / 4896 sq ft  
(Including Attic / Excluding Shed / Void)  
Including Limited Use Area (55.5 sq m / 597sq ft)  
For identification only. Not to scale.  
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Ground Floor First Floor Second Floor  
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		
(55-68) D		
(39-54) E	50	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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