



An imposing and very well presented semi-detached house occupying a fine corner plot. There are beautifully landscaped gardens and a detached garage with a mezzanine area above

Rusholme Road, Putney, London, SW15 3LF

Guide Price £2,695,000 Freehold

savills



Entrance Hall • Two reception rooms • Kitchen/breakfast/family room • Media suite • Principal bedroom with en suite shower • California wardrobes, dressing area • Balcony • Four further bedrooms • Three further bath/shower rooms (two en suite) • Gardens • Detached garage with a mezzanine level

Local Information

Rusholme Road is conveniently located for numerous and excellent transport connections. East Putney (district line) is the closest underground station and Putney mainline station (Waterloo) is also accessible on Putney High Street.

The open spaces of Putney and Wimbledon common are also close to hand, as is Richmond Park and the River Thames.

The Roehampton and Bank of England clubs are also popular with local residents, and the area is also well served by an array of popular schools. These include church, state and private options.

There is a relaxed family feel to this popular Putney enclave. Rusholme Road has an attractive green, which residents use regularly and where they tend to congregate to celebrate special public occasions and socialise.

The good community feel has also created an active residents association, should that appeal.

About this property

This handsome semi-detached house offers very spacious, well-balanced and presented family accommodation over four floors.

The large entrance hall affords excellent access to the reception spaces on the raised ground floor and also views over the well-tended gardens beyond.

To the left, the reception area is currently used as an entertainment / games room, although this space is ideal for a multiplicity of uses and has a good line of sight to the kitchen / breakfast / family room below and the garden beyond.

To the right, on entry, is a large drawing room, with an open aspect over and level access to the wrap around, south and west facing garden beyond. This gives excellent privacy with mature planting.

The kitchen / breakfast room / family room forms a very impressive and well-equipped hub of the house and links well with the reception space above it, by virtue of the mezzanine feel to it. This is ideal for both family living and various entertainment options, with its unusually light spacious and open feel.



There is also an excellent multi media suite, a utility room and cloakroom on this level and a well- located plant room giving easy access to services and the media hub.

Upstairs, at first floor level, the principal bedroom suite has both a dressing area, with a California style wardrobe and also an en suite bathroom with a separate walk in shower.

There are also French doors on to a lovely roof terrace overlooking the garden below and affording views beyond it.

Two further bedrooms, one with an en suite bathroom and one with an en suite shower and also a family bathroom round off the accommodation at first floor level.

Finally, the top floor has excellent ceiling height and the two remaining double bedrooms are large and well-balanced. These share a good sized bathroom with a bath and also a separate shower.

The garden has been thoughtfully landscaped to both front, side and rear and the brick built detached garage is an unusual and welcome addition.

There is a mezzanine level above, accessed by a spiral staircase, which would make a great home office and the building already has plumbing in place.

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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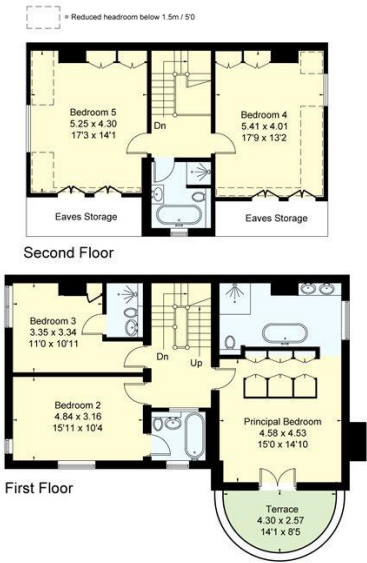
Rusholme Road, Putney, London, SW15 3LF
Gross Internal Area 3973 sq ft, 369.1 m²

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Rusholme Road, SW15

Gross Internal Area (approx) = 332.6 sq m / 3580 sq ft (Excluding Void & Eaves)
Garage = 36.5 sq m / 393 sq ft
Total = 369.1 sq m / 3973 sq ft
(Of which 8.3 sq m / 89 sq ft is restricted head height)
Terrace Area = 7.6 sq m / 82 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	74	75
A		
(81-91)		
B		
(69-80)		
C		
(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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