



## A superb, semi-detached, period family home in a sought after West Putney location

**Coalecroft Road, Putney, London, SW15 6LW**

Guide Price £2,725,000 Freehold

savills



Reception hall • Double reception room • Kitchen/breakfast room • Family room • Games room with kitchen area • Gym • Principal bedroom with en suite shower room and walk-in wardrobe • Five further bedrooms • Bathroom • Two further shower rooms • Utility room • Eaves storage • Garden

#### Local Information

Coalecroft Road is an attractive road comprising a mix of pretty Victorian cottages and larger Edwardian houses. Putney High Street, with its range of shops and restaurants, is nearby, along with Putney Mainline Station (Waterloo). East Putney (District) is a little further along the Upper Richmond Road.

There is a good choice of schools in the area, both state and private.

#### About this property

This wonderful property has been meticulously modernised over recent years, with considerable flair and imagination and no expense spared. The accommodation of approximately 3,300 sq ft is arranged over four floors, which includes a magnificent basement with fabulous ceiling heights and provides a bedroom and shower room for a nanny / guests, along with a games room with its own kitchen and a gym.

On the ground floor is a lovely double reception room with a handsome fireplace and is ideal for formal entertaining. The exceptionally stylish Mark Wilkinson fitted kitchen is at the back of the house and reception opens on to a family room with doors out to the garden.

There are beautiful wooden floors in many rooms.

The principal bedroom overlooks the garden and has a newly fitted en suite shower room and walk-in wardrobe. There are two further double bedrooms on this level and a family bathroom.

On the second floor are two further bedrooms, one currently used as a study, plus a shower room and utility room. There is also plenty of eaves storage.

The garden has been beautifully landscaped and is paved for easy maintenance and ideal for alfresco dining. There are some wonderful palm trees and ferns giving a rather Mediterranean feel to this tranquil space.

#### 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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Coalecroft Road, Putney, London, SW15 6LW  
Gross Internal Area 3371 sq ft, 313.2 m²

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Approximate Area = 313.2 sq m / 3371 sq ft  
(Including Eaves / Excluding Shed)  
Including Limited Use Area (22.7 sq m / 244 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	58	70
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	58	70
(39-54)		
E		
(21-38)		
F		
(1-20)	58	70
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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