



A handsome, period family home with separate studio

Hazlewell Road, Putney, London, SW15

Freehold

savills

**Reception hall • Sitting room • Dining room •
Kitchen/breakfast room • Cloakroom • Four
bedrooms • Two bathrooms • Cellar •
Garden • Studio • Off-street parking**

Local Information

Hazlewell Road is a prime, residential road in West Putney and is well located for access to Putney High Street, with its shops and restaurants and the Mainline Station (Waterloo). East Putney underground (District) is a little further along the Upper Richmond Road. There are excellent nursery schools, along with state and private schools

About this property

The house occupies a generous corner plot with its entrance on Campion Road. There is excellent accommodation to suit the needs of a growing family and there is scope to further extend (subject to planning) if required. There is a delightful reception room to the front of the house, with a south facing bay window, high ceilings and an attractive fireplace. The formal dining room, with lovely ceiling mouldings and fireplace leads into the kitchen/breakfast room.

Over the upper levels there are four good size bedrooms and two bathrooms.

There is a separate brick built studio at the bottom of the garden, ideal for a nanny or older children.

The garden is mainly laid to lawn, with surrounding shrubs and trees.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.
Telephone: +44 (0) 20 8780 9900.






Approximate Area = 195.6 sq m / 2105 sq ft
Basement = 13.7 sq m / 147 sq ft
Studio = 25.9 sq m / 279 sq ft
Total = 235.2 sq m / 2531 sq ft
Including Limited Use Area (10.5 sq m / 113 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	77
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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