



## A BEAUTIFULLY PRESENTED PERIOD 5 BEDROOM HOUSE WITH RIVER VIEWS

---

RUVIGNY GARDENS  
WEST PUTNEY SW15 1JR

Guide Price £2,150,000 Freehold



A BEAUTIFULLY PRESENTED PERIOD 5  
BEDROOM HOUSE IN A PRIVILEGED WEST  
PUTNEY LOCATION AFFORDING FAR  
REACHING 90 DEGREE RIVER VIEWS.

RUVIGNY GARDENS WEST PUTNEY SW15 1JR

Guide Price £2,150,000 Freehold

Reception room ♦ Kitchen/breakfast/family room ♦ Dining  
room ♦ 5 bedrooms ♦ 3 bath/shower rooms (1 en suite)  
♦ 2 terraces ♦ Large garden (52') ♦ 226 sq m (2,437 sq ft)  
♦ EPC rating = D

**Situation**

The Lower Richmond Road, which lies conveniently off Ruvigny Gardens, offers a village vibe with local shops and coffee spots and is also the route for the number 22 bus which goes down the Kings Road to Piccadilly. The amenities of Putney High Street are also within easy reach, where there are excellent shops and restaurants and also the Mainline Station (Waterloo). Putney Bridge Station (District line) is just over Putney Bridge. The Thames Clipper goes to West End and Canary Warf.

**Description**

The house has been well maintained, having been let for many years. It presents beautifully throughout and is ideally located for those wanting easy access to the river and Putney's excellent amenities and transport links.

**Local Authority:**

London Borough of Wandsworth

**Viewing:**

Strictly by appointment with Savills







**Ruvigny Gardens, SW15**  
 Gross Internal Area (approx) = 226.4 sq m / 2437 sq ft (Including Basement / Vault)  
 (Of which 5.9 sq m / 63 sq ft is restricted head height)  
 For identification only. Not to scale.  
 © Floorplanz Ltd



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 14-05-2018 Job ID: 119160 User initials: NLS

**Savills Putney**  
 Alex Howard Baker  
 putney@savills.com  
**020 8780 9900**

**Savills Putney**  
 Caroline Bell  
 putney@savills.com  
**020 8780 9900**

**savills.co.uk**