



A BEAUTIFULLY PRESENTED PERIOD 5 BEDROOM HOUSE WITH RIVER VIEWS

RUVIGNY GARDENS
WEST PUTNEY SW15 1JR

Guide Price £2,150,000 Freehold

savills

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

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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







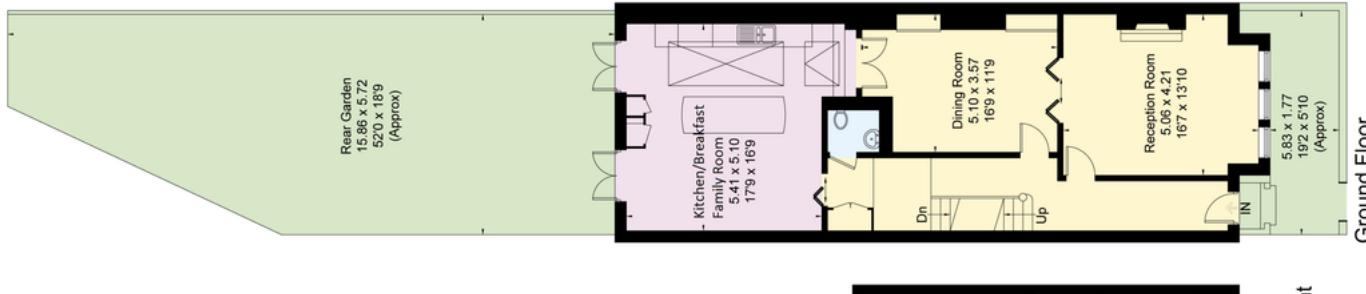
Ruvingy Gardens, SW15

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.

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