



A stunning newly decorated property on the desirable Lower Common South. Garden, detached garage and off-street parking

Lower Common South, Putney, London, SW15 1BP

£2,950,000 Freehold



Beautifully presented throughout • Very well balanced accommodation • It is in a highly coveted prime west Putney location • The garden is beautiful and you have a detached garage to the rear • Two reception rooms • Kitchen/breakfast room • Six bedrooms • Two bathrooms • Cellar • Garden • Off-street parking

Local Information

Lower Common South is opposite Putney Common, allowing wonderful views over and very easy access to this fabulous amenity space, where cricket is played throughout the summer and All Saints Church and the Spencer Arms Pub give the area an unusual village-like feel.

The property is ideally placed for a plethora of local schools, be they private, state or church and Barnes mainline station and the 22 bus is also close at hand.

About this property

A very handsome period semi-detached house (2852 sq ft) in a much coveted west Putney location, with ample off-street parking and a detached garage. This recently extended and renovated property affords flexible, beautifully presented accommodation over three floors, plus cellar.

The property is unusually light, being on the western flank of this very special road. Being a corner plot it also affords ample off street parking to both front and rear, together with a detached garage. The reception space is superb, with a large formal reception room to the right on entry, with its feature fireplace.

There is a further formal reception room to the rear of the property, with French doors and steps down onto the very pretty, well stocked, south east facing garden.

A beautifully appointed kitchen/breakfast room also affords views over and level

access on to the garden and is particularly light and bright, by virtue of the side return extension. There is also a cloakroom and a utility at ground floor level, the latter having direct access to the front garden and off street parking: convenient for Ocado/other deliveries.

The cellar is a good size and has two storage areas off it.

At first floor level, the large principal bedroom is to the front of the property, affording a lovely outlook from its terrace; there are two further double bedrooms, very well served by a sumptuous bathroom, providing both a full sized bath and separate shower. There is a double bedroom at half landing level and also a second, well-appointed family bathroom.

The top floor is then given over to two bedrooms; the one to the rear of the property featuring a raised sleeping platform and a pretty Juliette balcony, which affords lovely views over the gardens surrounding the property.

To the rear of the house is a beautiful south east facing garden (74') and to the front ample off-street parking.

There is also a detached garage, which could be further upgraded, perhaps to a home office, subject to the necessary consents.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

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Lower Common South, Putney, London, SW15 1BP
Gross Internal Area 2852 sq ft, 265 m²


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Approximate Area = 256 sq m / 2755 sq ft (Including Cellar / Eaves)
Garage = 9 sq m / 97 sq ft
Total = 265 sq m / 2852 sq ft
Including Limited Use Area (11.3 sq m / 122 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	76
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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