



A stunning period family house (3,882 sq ft), in a wonderful plot, with a large south facing garden, off-street parking and brick built garage (ideal as a home office / gym)

Upper Richmond Road, Putney, London, SW15 5QX

Guide Price £2,850,000 Freehold





Fabulous lateral space • Magnificent kitchen / breakfast / family room • Sumptuous principal bedroom suite • Large south facing garden • Off-street parking • Brick built detached garage - eager to become a home gym / office • Seven bedrooms • Three bathrooms (one en suite)

Local Information

Dungarvan Avenue is a quiet, residential road, very well situated for the amenities of the Roehampton Club and Richmond Park.

This property is well located, on the corner of Dungarvan Avenue and the Upper Richmond Road.

There are good local shops close by and the nearest Mainline Station is Barnes (Waterloo) along with numerous bus routes and an abundance of good local schools.

About this property

The property exudes character and charm throughout and has been extended and refurbished throughout, to an exceptional standard.

It is also set well back from the road and has a very pretty turret, which is much admired.

The hall is wide and welcoming and leads on to exceptional reception space, including: A formal drawing room, family room and a study. But the piece de resistance, on the ground floor, is the fabulous bespoke kitchen / breakfast / family room which affords level access on to and views over the beautiful south facing garden.

There is also a well-equipped utility and cloakroom.

The sumptuous principal bedroom suite is to the rear of the house and has both a dressing area and beautifully appointed en suite shower room, with double sinks.

There are three further bedrooms on the first floor and also a family bathroom, with both bath and shower.



The top floor is expansive and provides three further double bedrooms, an unusually large family bathroom, with both bath and separate shower and there is also superb eaves storage.

The garden is south facing and beautifully manicured and there is gated off street parking.

A pretty, brick built garage is ready to be converted into a home office or gym and there is a new side door into it, which gives it a pretty country feel.

Tenure
Freehold

Local Authority
Wandsworth

Council Tax
Band = G

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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Upper Richmond Road, Putney, London, SW15 5QX
Gross Internal Area 3882 sq ft, 360.6 m²

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Approximate Area = 345.2 sq m / 3716 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 360.6 sq m / 3882 sq ft (Including Eaves)
Including Limited Use Area (48.5 sq m / 522 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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