



A substantial, double fronted, detached family home with off-street parking and large garden

**Girdwood Road, Putney, London, SW18 5QT**

£1,695,000 Freehold



Reception hall • Two reception rooms • Kitchen/breakfast/family room • Utility room • Cloakroom • Principal bedroom with en suite shower room • Five further bedrooms • Family bathroom • Shower room • Eaves storage • Large garden • Off-street parking

### Local Information

Girdwood Road is a residential road close to the village vibe of Southfields, with its excellent shops, including Marks and Spencer, and independent coffee shops, along with Southfields underground (District). Equally accessible are East Putney (District) and Putney Mainline Station (Waterloo). There are good state and independent schools.

### About this property

Accommodation is arranged over three floors in this attractive, exceptionally light house, ideal to suit the needs of a growing family.

There is excellent reception space, with a formal sitting room and study to the front of the house. The kitchen/breakfast/family room is at the back, with views over and access onto the wonderful garden, providing plenty of space for both dining and relaxing. There are bi-fold doors out to the raised terrace, with smart, glazed panels, ideal for al fresco dining and steps down to a large expanse of lawn, with bordering shrubs, trees and plants.

The principal bedroom has a curved bay window, built in cupboards and an en suite shower room. There are three further bedrooms on the first floor and a family bathroom, which has both a bath and separate shower.

There are two further bedrooms and a shower room on the second floor and excellent storage in the eaves.

### Tenure

Freehold

### Local Authority

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.





**Girdwood Road, Putney, London, SW18 5QT**  
**Gross Internal Area 2249 sq ft, 208.9 m<sup>2</sup>**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			82
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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