



A superb family house in a highly acclaimed mews

**Fairfax Mews West Putney SW15 6FF**

Guide Price £1.495 million Freehold





Reception room • Kitchen/Breakfast room • Cloakroom  
• Five bedrooms • Three bathrooms • Conservatory •  
Covered off-street parking for two cars • Garden

#### Local information

Fairfax Mews is a highly sought after enclave of family houses, just south of the Upper Richmond Road and ideally located for Putney's superb transport links, schools, be they private, church or state and the wonderful amenities and open spaces that the area affords. These include the Thames, Roehampton and Bank of England clubs and Richmond Park; Putney Leisure centre is almost directly across the road.

#### About this property

The house has been in the same ownership since 2002 and whilst it is in good order throughout, it also offers enormous further potential.

The accommodation is arranged over three floors and is well balanced for family living. The large kitchen/breakfast room is to the front of the property and to the rear is a large reception room, with views over and level access to the pretty garden. There is also a small conservatory, which provides useful additional space and a lovely sun trap. Furthermore, there is ample storage off the hall and also a cloakroom.

At first floor level, the principal bedroom is to the rear of the house and provides good storage and a well-appointed en suite bathroom. To the front of the house is a further double bedroom suite, with an en suite shower room.

The top floor is given over to

three bedrooms. Bedroom three has a small anti room that could either be incorporated into bedroom, or kept separate as a study area. There is a good sized family bathroom on this floor.

To the front of the house there is a well-manicured garden with a gate and to the rear there is a good sized patio garden.

The property is well served by two allocated, covered parking spaces and the mews is well managed and maintained with a small service charge and a well-funded sinking fund.

#### Tenure

Guide Price £1.495 million  
Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = C

#### Viewing

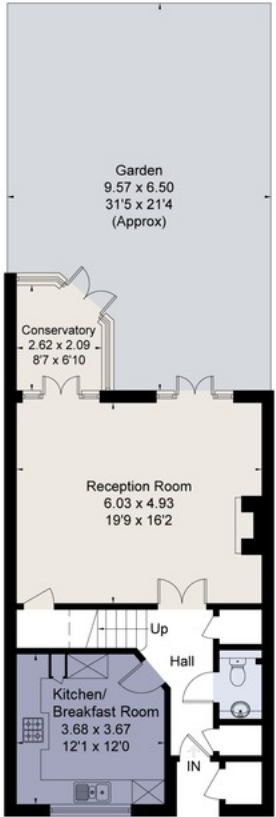
Strictly by appointment with Savills



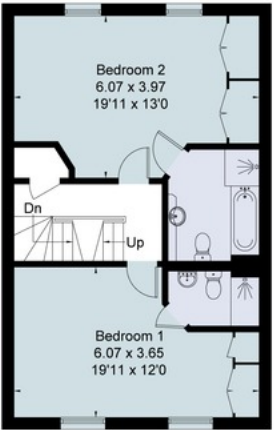




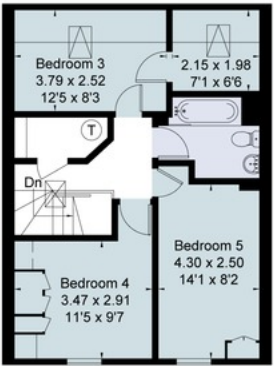
Approximate Area = 176.7 sq m / 1902 sq ft  
Including Limited Use Area (6.6 sq m / 71 sq ft)  
For identification only. Not to scale.  
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Ground Floor

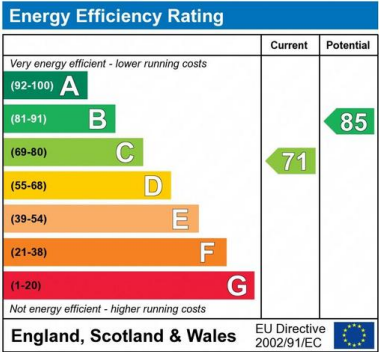


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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