



A simply stunning, double fronted detached early Victorian villa, with enormous further potential

**Carlton Drive, Putney, London, SW15 2DH**

£3,695,000 Freehold

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**MAIN HOUSE:** • Welcoming hall • Drawing room • Dining room • Study • kitchen • Utility • Five bedrooms • Bathroom • Further kitchen • Workshop (originally kitchen for the main house when built) • Coal room • Detached garage with storage behind • Unusually large plot with glorious gardens to front, side and rear • Ample off-street parking •  
**SEPARATE FLAT** at garden level: • Kitchen • Bathroom • Sitting room • Bedroom

#### Local Information

Carlton Drive is ideally placed for the excellent schools, amenities and transport links in the area, including east Putney (District Line) and Putney mainline station (Waterloo).

#### About this property

The property exudes period character and charm, retaining many fine original features throughout.

It occupies an unusually large plot and is set well back from the road, affording magnificent gardens to front, side and rear and ample off-street parking to the front, served by an impressive carriage driveway.

The property (4,416') has the considerable advantage of a self-contained one bedroom apartment, with its own entrance, at garden level, which will allow the purchaser an unusual degree of flexibility moving forward.

The reception space is simply magnificent, with high ceilings, detailed cornicing and feature fireplaces in all the principal rooms; the symmetry and elegance of the accommodation throughout is just a joy to behold.

#### Tenure

Freehold

#### Local Authority

London Borough of Wandsworth

#### Energy Performance

EPC Rating = G

#### Viewing

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

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Carlton Drive, Putney, London, SW15 2DH  
Gross Internal Area 4661 sq ft, 433 m<sup>2</sup>



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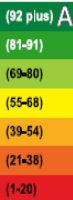
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Approximate Area = 410.3 sq m / 4416 sq ft (Including Basement)  
Garage = 22.8 sq m / 245 sq ft  
Total = 433.1 sq m / 4661 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
For identification only. Not to scale.  
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#### Energy Efficiency Rating

Very energy efficient • lower running costs



Current	Potential
	73
	13

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