



A light, bright and spacious contemporary family home in a sought after west Putney location

Erpingham Road, Putney, London, SW15 1BE

Guide price £1.725 million Freehold



Reception room • Kitchen/breakfast/family room • (can be either open plan or separated) • Cloakroom and cloaks cupboard • Cellar • Principal bedroom suite • Four further bedrooms • Two further bath/shower rooms • Store room • Three bathrooms (one en suite) • Garden / off-street parking • Fire suppression system • Underfloor heating

Local Information

Erpingham Road is a highly sought after address, close to the 'village vibe' of the Lower Richmond Road, with its excellent independent shops and cafes. There are several highly regarded schools: state, church and private, in the immediate area. The area benefits from excellent transport connections. The 22 Bus provides direct service to Sloane Square, Berkeley Square and Oxford Circus. The nearest mainline station is Putney High Street (Direct services to Waterloo - 17 mins) and the closest underground is Putney Bridge (District line).

About this property

This house has been completely re modelled, extended and renovated in recent years and it now affords unusually light, bright and spacious accommodation over three floors, plus cellar. On entry, there is a wonderful impression of space and light, due to the contemporary layout and the house being on the southern flank of this sought after terrace of family houses. The open plan kitchen/breakfast/family room leading onto the pretty landscaped garden to the rear gives an amazing first impression on entry, in conjunction with the more formal reception area to the front of the house. These rooms can be separated by cleverly conceived, full height double doors that swing into place when needed.

Below stairs, there is a useful cellar, with good access via a proper staircase. This provides very useful dry storage.

At first floor level, the sumptuous principal suite is west facing and there is a superb bathroom with a Japanese soaking bath. The two further double bedrooms are well served by the high end family bathroom.

The top floor is given over to two large bedrooms, one of which has French doors out on to a glass, Juliette balcony and affords wonderful views to the east. There is also a further double bedroom, a fabulous family shower room and a storage room at this level.

The garden has been cleverly designed to also allow for off-street parking.

In short, a fabulous contemporary home in a sought after west Putney location.

Tenure

Freehold

Local Authority

Wandsworth

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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Erpingham Road, Putney, London, SW15 1BE
Gross Internal Area 1918 sq ft, 178.2 m²

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Approximate Area = 178.2 sq m / 1918 sq ft
(Including Cellar / Excluding Eaves)
For identification only. Not to scale.
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Cellar Ground Floor First Floor Second Floor
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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	58	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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