



A stunning and contemporary new west Putney home

Sefton Street, Putney, London, SW15 1NA

£1,100,000 Freehold





Newly built • Fabulous contemporary kitchen • Great location and close to Common • Well-presented • High specification • 10 year guarantee • Reception room • Zoned heating system controlled by NEST digital thermostats • Three bedrooms • Kitchen/breakfast/reception room • Bathroom • Shower room • Cloakroom • West facing garden

Local Information

Sefton Street is a particularly sought after tree lined residential road of mainly period houses. It is within a stone's throw of Putney Common, Leaders Gardens, with its tennis courts, playground and café as well as the River.

Lower Richmond Road has a village vibe, with excellent coffee shops, and restaurants. There are also excellent local schools, both state, church and private. The river taxi to the West End/Blackfriars goes from Putney Embankment. The 22 bus goes to Piccadilly and the nearest mainline station is on Putney High Street (Waterloo), and Putney Bridge (District) is the closest underground.

About this property

A delightful end of terrace newly built house that has been built with much attention to design, specification and detail.

The property offers flexible and spacious (over 1300 square feet) accommodation over three floors. On the ground floor, there is a reception room to the front, a cloakroom and a fabulous kitchen/dining/reception room to the rear. This a major feature of the property with solid marble flooring and fitted units with quality stone work surfaces and branded appliances. Sliding doors lead out to a charming private

west facing garden perfect for barbeques, al fresco dining and entertaining.

On the first floor, there are two good sized double bedrooms with a smart and contemporary main bathroom. The main bedroom is on the top floor which enjoys extensive fitted wardrobes and a fabulous shower room at the front with access to excellent storage in the eaves.

There is a zoned heating system for the ground and first floor which is controlled by separate NEST digital thermostats for each floor.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = To be confirmed

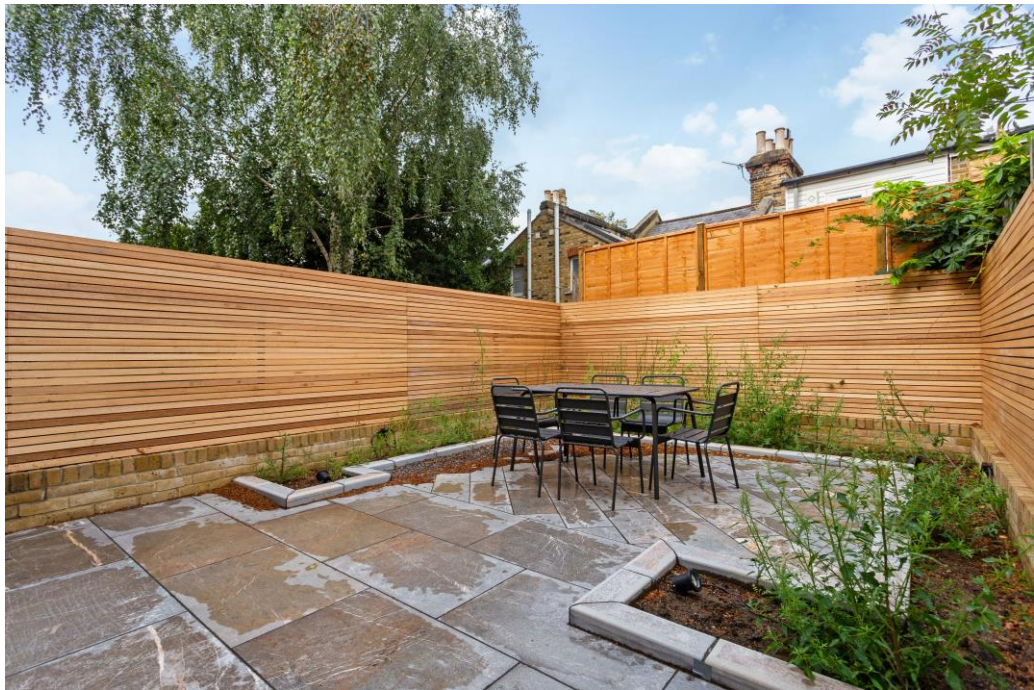
Viewing

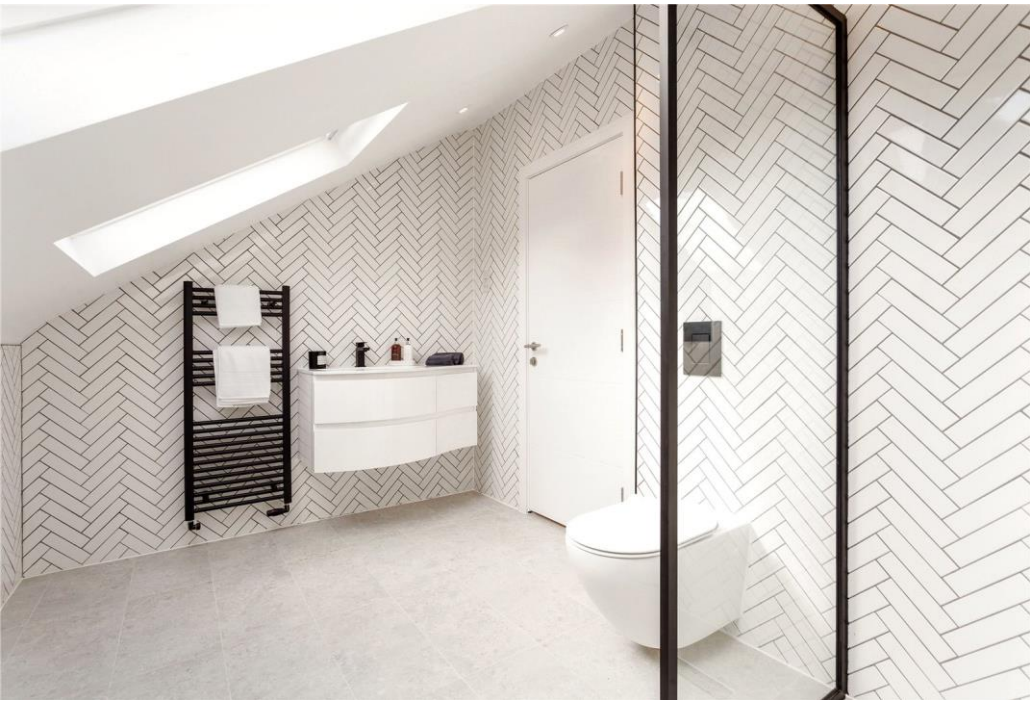
All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone:

+44 (0) 20 8780 9900.





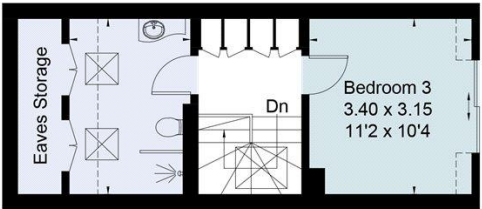


Sefton Street, Putney, London, SW15 1NA
Gross Internal Area 1332 sq ft, 123.7 m²

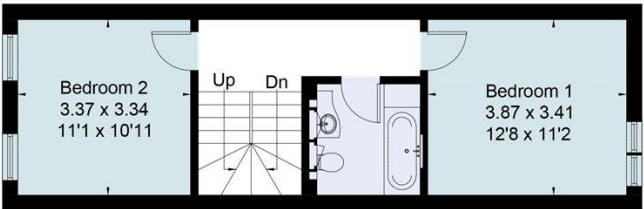
Matthew Heard
Putney
+44 (0) 20 8780 9900
mheard@savills.com

  savills | savills.co.uk

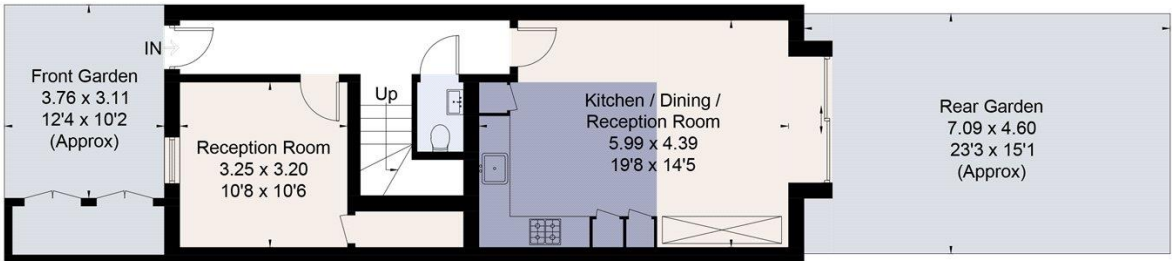
Approximate Area = 123.8 sq m / 1332 sq ft (Including Eaves Storage)
Including Limited Use Area (5.7 sq m / 61 sq ft)
For identification only. Not to scale.
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Second Floor

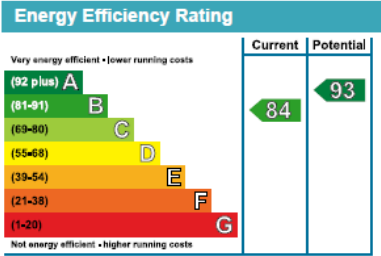


First Floor



Ground Floor

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