



A semi-detached three bedroom period family house with a wonderful garden

**Danemere Street, Putney, London, SW15 1LT**

Guide Price £1.05 million Freehold





Front garden • Entrance Hall • Kitchen/dining room • Three Bedrooms • Bathroom • En suite shower room • Semi-detached • Potential to develop further (subject to planning permission) • Garden with side access

### Local Information

Danemere Street is a popular, leafy 'River road', moments from the village vibe of Lower Richmond Road, with its local shops, restaurants and coffee bars. The number 22 bus goes direct to Oxford Circus and the nearest underground is Putney Bridge (district line). There are excellent schools in the area, in both the State and private sector.

### About this property

This delightful period family house (1,219 sq ft) is located on this smart residential street found just off the Lower Richmond Road and has the benefit of being able to develop further (subject to planning permission).

The house is arranged over three floors and features a dual aspect double reception room with feature fireplace, wooden floors and a range of bookshelves with storage below.

The kitchen/dining room is equipped with a range of wall and base units with tiled splashback and is equipped with an inset four ring gas hob and an eye level oven – the floor is tiled and the double doors provide access to the garden. The kitchen could be extended (subject to planning consent).

The first floor comprises two double bedrooms – the main

bedroom can be used as the principal bedroom and has a feature fireplace, two sets of sash windows and a fitted cupboard. The family bathroom could be extended to the rear (subject to planning consent).

The second floor comprises the principal bedroom and has an en suite shower room – there is excellent storage into the eaves.

The wonderful garden measures 56'4 x 14'8 and is laid to lawn with surrounding flowerbeds and has the benefit of side access for bikes and muddy wellies.

### 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.





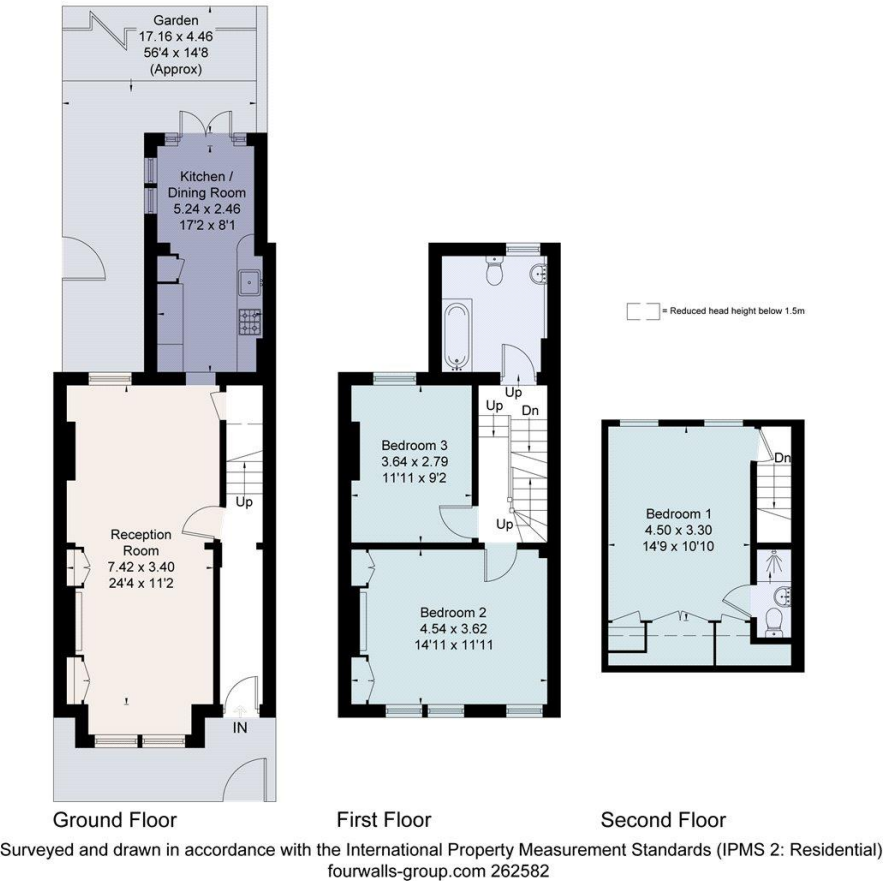


Danemere Street, Putney, London, SW15 1LT  
Gross Internal Area 1219 sq ft, 113.2 m²

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Approximate Area = 113.3 sq m / 1219 sq ft  
Including Limited Use Area (3.9 sq m / 42 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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