



A beautifully presented period terrace property with designer garden and roof terrace

Farlow Road, Putney, London, SW15 1DT

Guide Price £1,750,000 Freehold

savills

Reception hall • Kitchen/breakfast room • Double reception room • Five bedrooms • En suite shower room • Shower room • Bathroom • Cloakroom • Cellar with utilities • Roof terrace • Garden

Local Information

The property is located on a popular residential road found between the Lower Richmond Road and Felsham Road, therefore close to many excellent local amenities.

It is also ideally positioned for the 22 bus to Piccadilly, the mainline station and the choice of two underground stations at Putney Bridge and East Putney. The river taxi to the City is a short walk away on the Embankment.

Richmond Park and Wimbledon Common are a short drive and Putney and Barnes Commons and the river embankment a walk away. Local schooling is outstanding, with All Saints, Our Lady of Victories, Hotham and St Mary's schools all within walking distance, along with the new school on Putney Common.

About this property

This pretty house has been sympathetically and tastefully modernised to an exacting standard, with accommodation arranged over three levels, perfect to suit the needs of a growing family.

The stunning and stylish kitchen/breakfast room is wonderfully bright and has views of and access out to the garden. It has steps up, linking it to the double reception room, which has

a lovely fireplace and wooden floors.

The principal bedroom, on the first floor, is a good size and there are two further double bedrooms and a smart shower room on this level. On the second floor are two further double bedrooms, one with an en suite shower room, and a family bathroom. There is also a delightful roof terrace enjoying chimney pot views.

The garden is very private and not overlooked, with a high wall to the rear. There is a terrace area for alfresco dining, with Easigrass beyond and mature shrubs and plants surrounding.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

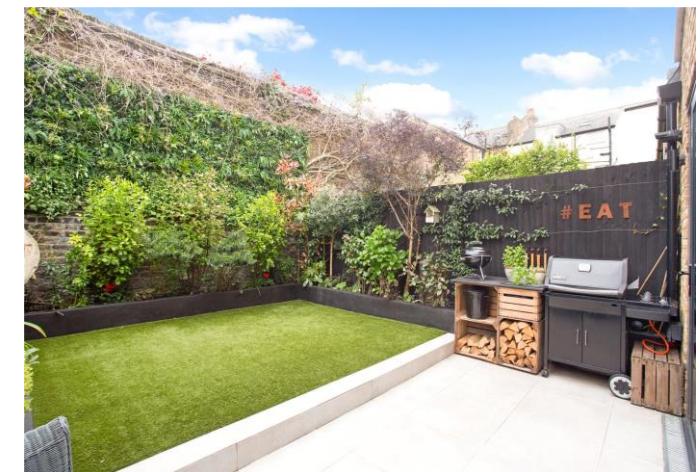
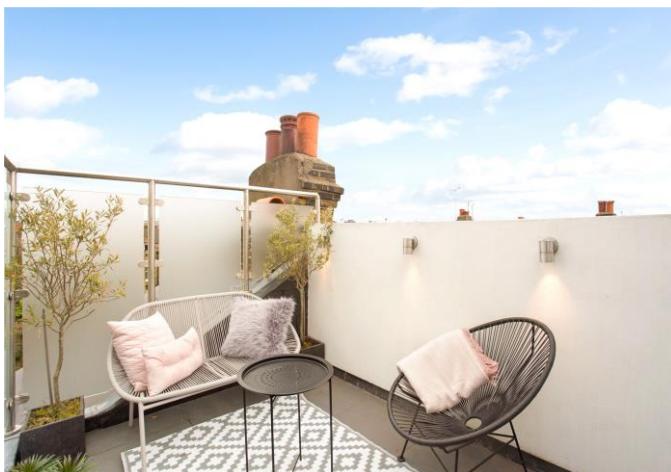
EPC Rating = D

Viewing

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

Telephone: +44 (0) 20 8780 9900.





Approximate Area = 179 sq m / 1927 sq ft (Including Basement)

Including Limited Use Area (6.6 sq m / 71 sq ft)

Terrace Area = 6.4 sq m / 69 sq ft

For identification only. Not to scale.

© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 277735

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			
England, Scotland & Wales		65	78
EU Directive 2002/91/EC			

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210506NLSM

