



A stunning double fronted detached period house with fabulous, expansive, accommodation over three floors, plus cellar (4,053 sq ft)

Rusholme Road, Putney, London, SW15 3LG

£2,999,500 Freehold

**savills**

Double fronted • Period features • Unusually large footprint (4,053 sq ft) • West facing garden • Enormous curb appeal

#### Local Information

Rusholme Road is a popular leafy location in East Putney and is within easy access of East Putney (District line) via the footbridge; with Putney Mainline Station (Waterloo), a little further on Putney High Street, with its shops and restaurants.

Putney High School is a few minutes away and there are other good schools easily accessible in the area.

#### About this property

A welcoming hall leads on to the study to the right and drawing room to the left, which has a lovely fireplace.

The rear of the house is given over to a stunning kitchen/breakfast room and further reception space/family room. The space is open plan, but also well-defined and is ideal for family living and entertaining on a grand scale. The ceilings are particularly high and this space leads out directly onto the pretty west facing terrace and garden beyond.

Upstairs, at first floor level, there is a sumptuous, dual aspect principal bedroom to the rear of the house. This has an en suite shower room, a walk in wardrobe and pretty French doors that allow a super outlook and give the room a particularly airy feel.

There are also three further double bedrooms at this level, which are well served by the family bathroom.

The top floor is given over to a large double suite, mirroring that below it, but this time is served by an en suite bathroom, plus the walk in wardrobe and French doors.

There is also a stunning double bedroom suite with a large double bedroom and play/sitting room. This could be ideal accommodation for a nanny/au pair and an easy to access, useful attic space.

There is also a pretty front garden, giving the property great curb appeal and ample off street parking.

#### 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 = 351.3 sq m / 3781 sq ft

(Including Attic Room / Excluding Void)

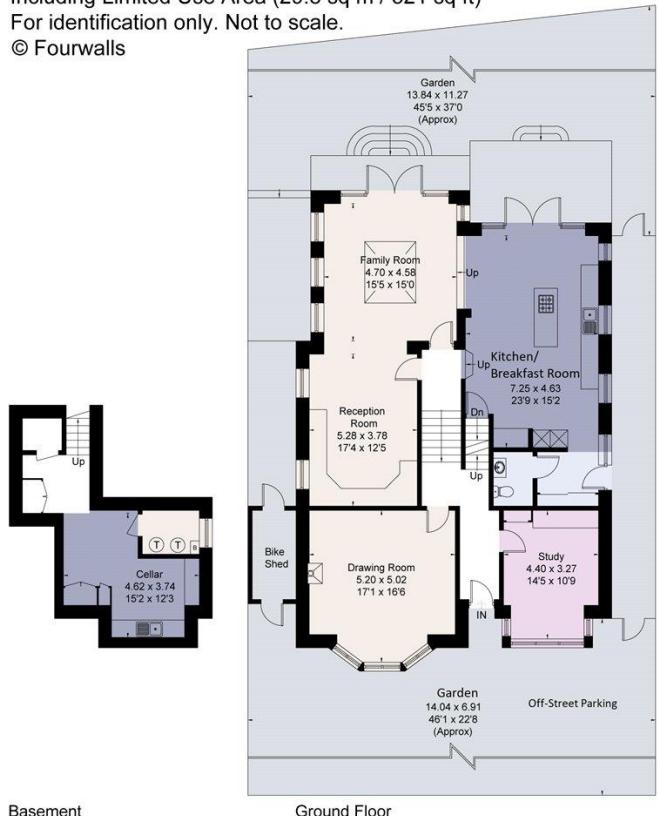
Basement = 25.3 sq m / 272 sq ft

Total = 376.6 sq m / 4053 sq ft

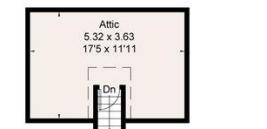
Including Limited Use Area (29.8 sq m / 321 sq ft)

For identification only. Not to scale.

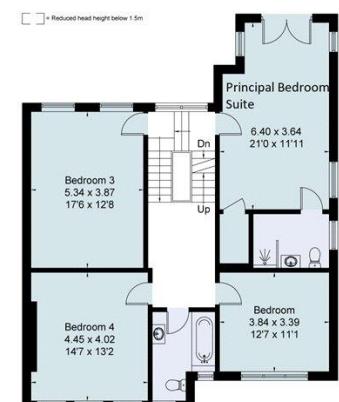
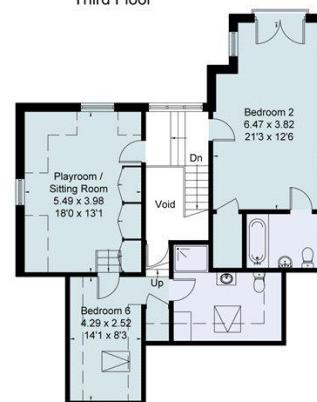
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Third Floor



Second Floor

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		61	78
EU Directive 2002/91/EC			

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