



# An appealing semi-detached period house with lovely garden

Earldom Road, Putney, London, SW15 1AF

Guide Price £1,795,000 Freehold



Porch • Reception hall • Two reception rooms • Kitchen/breakfast room • Cloakroom • Cellar • Principal bedroom with en suite shower room and walk-in dressing room • Three further double bedrooms • Family bathroom • Eaves storage • Garden

### Local Information

Earldom Road was once part of the Putney velodrome, which was built in the 1890's, but when this disappeared in 1906, the charming residential area it is today was created.

It is a short, leafy street and is close to both the village vibe of Lower Richmond Road, with its independent shops and coffee shops, but also Putney High Street, with further shops and restaurants and the Mainline Station (Waterloo).

### About this property

The house provides excellent accommodation over three floors, ideal to suit the needs of a growing family. There is a useful porch on entering the house, with smart black and white checked flooring leading to the main reception hall.

There are two reception rooms, with a formal sitting room at the front of the house, with a fire place and bay window.

The hub of the house is at the back of the property, with a wooden fitted kitchen, which gives access onto the garden. It also links into the family room behind.

The first floor landing is particularly spacious, with the principal bedroom at the front, having a walk-in dressing room

and an en suite shower room.

There are two further bedrooms on this level, along with a family bathroom.

On the second floor is a double bedroom and eaves storage.

The pretty garden benefits from a leafy outlook at the back and is mainly laid to lawn, with a raised terrace, ideal for al fresco dining.

### 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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Earldom Road, Putney, London, SW15 1AF  
 Gross Internal Area 2250 sq ft, 209 m<sup>2</sup>

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### Earldom Road, SW15

Gross Internal Area (approx) = 185.9 sq m / 2001 sq ft (including Basement)

Eaves Storage = 23.1 sq m / 249 sq ft

**Total = 209.0 sq m / 2250 sq ft**

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>55</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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