



A beautifully presented, period family home with west facing garden and roof terrace

Farlow Road, Putney, London, SW15 1DT

Guide Price £1,725,000 Freehold



Kitchen/breakfast room • Double reception room • Cloakroom • Utility room • Principal bedroom with en suite bathroom • Three further double bedrooms • En suite shower room • Family bathroom • Shower room • Roof terrace • Bike storage to front garden • West facing 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 stunning period property has been meticulously renovated to an exacting standard and provides excellent space to suit the needs of a growing family.

Of particular note is the sleek Bulthaup fitted kitchen, which is exceptionally light and bright, being west facing and with access out to the pretty garden.

The double reception room has high ceilings, two period fire places and a bay window to the front and also links into the

kitchen. There is a downstairs cloakroom and the utility room is ideal for storage.

The principal bedroom is of generous proportions and has fitted cupboards and a superb en suite bathroom, with a free standing bath and separate shower.

There are three further double bedrooms, one with en suite shower room, plus a family bathroom and a separate shower room.

From the second floor there is access to a delightful roof terrace – the perfect suntrap!

The garden faces west and has a built in seating area, Easi grass and a wonderful living wall to the rear.

There is also a useful bike storage facility in the front garden.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

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

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Farlow Road, Putney, London, SW15 1DT
Gross Internal Area 2012 sq ft, 186.9 m²

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Approximate Area = 186.9 sq m / 2012 sq ft
(Including Basement / Eaves / Excluding Void)
Including Limited Use Area (14.8 sq m / 159 sq ft)
Roof Terrace Area = 13.8 sq m / 148 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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