



A handsome, Victorian, semi-detached house with off-street parking and wonderful south facing garden

West Hill Road, Putney, London, SW18 1LN

Guide Price £2,100,000 Freehold

savills

Reception hall • Kitchen/breakfast room • Conservatory •
Family room • Sitting room • Cloakroom • Six bedrooms •
Shower room • Family bathroom • Basement with utilities •
Garden • Off-street parking

Local Information

West Hill Road is a residential road, mainly comprising handsome period properties. The nearest underground is East Putney (District line), with Putney mainline station (Waterloo) a little further on. There are good schools in the area, both State and private.

About this property

The property is approached via a gravel driveway, with off-street parking for three cars. There is also useful covered storage for bikes etc. in the side access. The house provides excellent and flexible accommodation over three floors and is ideal to suit the needs of a growing family.

The L-shaped kitchen/breakfast room has been well fitted with painted wooden units and granite work tops and it links into a charming conservatory. Both have lovely, leafy views of, and access out to the wonderful south facing garden.

There are three bedrooms on the first floor and a smart shower room. One room is currently used as a study and has access out to a flat roof, overlooking the gardens.

On the second floor are three further bedrooms and a family bathroom.

The delightful garden has a terrace area for alfresco dining and a large expanse of lawn beyond. It benefits from a leafy outlook across other gardens to the rear and has mature trees and plants.

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.

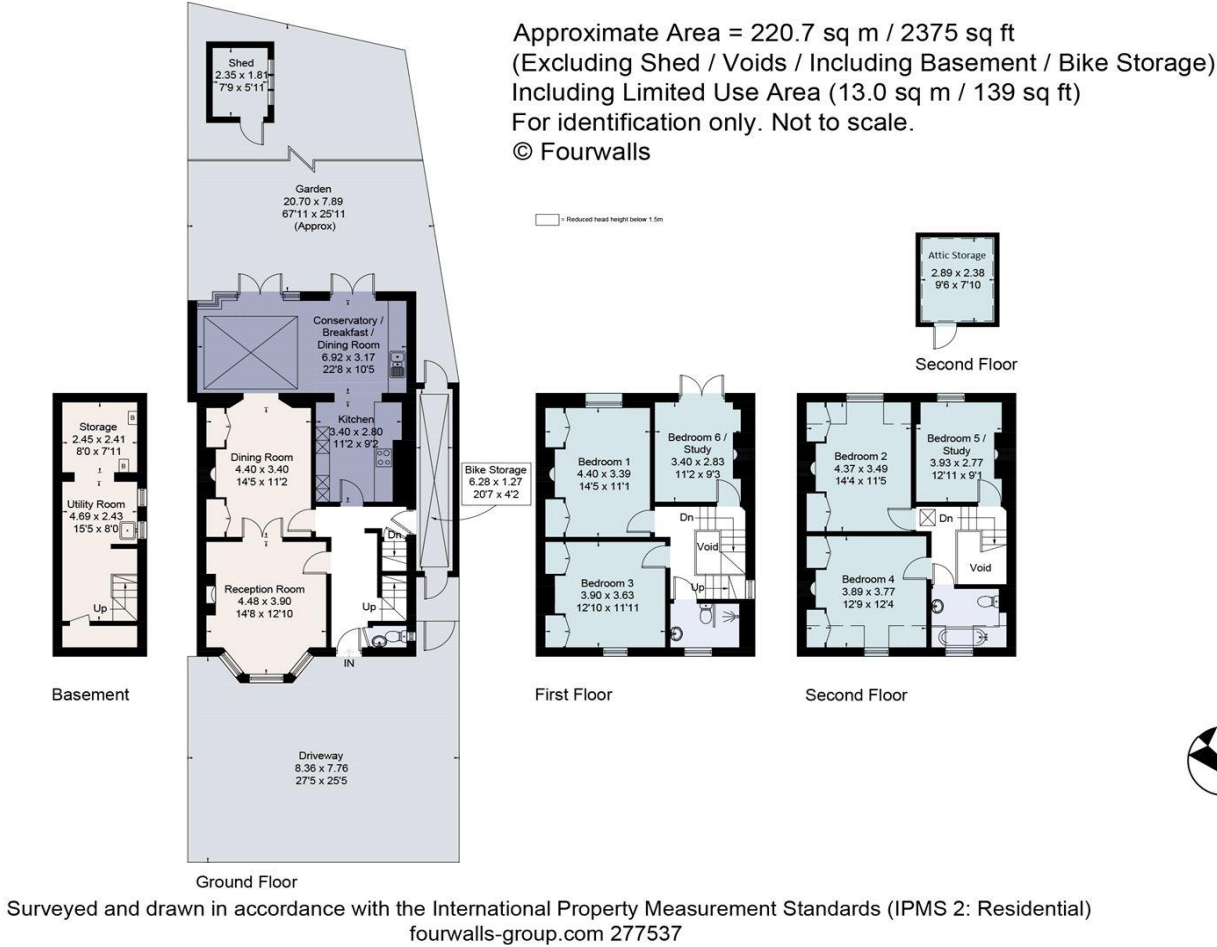
Telephone: +44 (0) 20 8780 9900.





West Hill Road, Putney, London, SW18 1LN
Gross Internal Area 2375 sq ft, 220.7 m²

Caroline Bell
Putney
+44 (0) 20 8780 9900
cbell@savills.com



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	53	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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

