



A magnificent double fronted detached period property with enormous further potential

Gwendolen Avenue, Putney, London, SW15 6ET

Guide Price £4,750,000 Freehold



An un-modernised period gem in a much coveted west Putney location • In the same ownership for 54 years • Excellent lateral space with the possibility to significantly extend/remodel (subject to the usual consents) • Handsome frontage and impressive approach via carriage drive way • Stunning West facing garden • Convenient west Putney location

Local Information

The property is a short walk from Putney High Street, with its shops and the Mainline station (Waterloo).

A little further along the Upper Richmond Road is East Putney underground (District line) and Putney Bridge (District Line) is also conveniently close.

The location is also ideal for a plethora of excellent schools, be they private, church or state and also Putney's superb open spaces and the Thames / Putney embankment.

About this property

This very handsome detached double front period house (4,485 sq ft) exudes character and charm and has enormous further potential, having been in the same ownership for 54 years.

Set well back from the road and approached via a carriage driveway, the property has fabulous proportions and now offers a blank canvass for a buyer wanting to create a spectacular family home.

The west facing garden is magnificent at approximately 90 feet, being both unusually long and private.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = F

Viewing

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

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Gwendolen Avenue, Putney, London, SW15 6ET
Gross Internal Area 4485 sq ft, 416.7 m²

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Approximate Area = 416.7 sq m / 4485 sq ft
(Including Basement)
Including Limited Use Area (13.5 sq m / 145 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	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	31
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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