



A simply stunning semi-detached early Victorian villa (approximately 3,836 sq ft), with superb, well-balanced and unusually light and expansive lateral accommodation

**West Hill Road, Putney, London, SW18 1LE**

Guide Price £3,795,000 Freehold



Gorgeous semi-detached early Victorian villa (3,836') • Large plot with 140' garden and ample gated off-street parking • Unrivalled reception space • Principal bedroom suite • Five further bedrooms • Three further bath / shower rooms (Two en suite) • Excellent lateral space

### Local Information

The house is ideally located, in a particularly green and tree lined section of West Hill Road. There are many excellent schools nearby and Putney mainline (Waterloo), East Putney (District) and Southfield (District), allow easy access into town. There are also excellent bus connections nearby and the Southside centre provides a wide range of shops and restaurants, multi-screen cinema and also a Virgin health club.

### About this property

The house exudes period character and charm, with a plethora of period features throughout.

The plot is unusually large, with a magnificent mature garden to the rear, extending to some 140' and ample, gated, off-street parking to the front.

Stone steps lead up to an impressive reception hall, leading in turn to some of the most spectacular reception space we've seen; ideal for family living and entertaining on a grand scale.

To the left is a dual aspect reception space, with fine symmetry and two fireplaces. French doors give easy access to and wonderful views over the stunning garden.

To the rear of the property at ground floor level, is the superb, expansive kitchen / breakfast / family room. It is unusually light by virtue of a beautiful extension and affords a spacious, fun and flexible family hub for this wonderful house. Double sets of full height French doors also provide wonderful views over and level access to the garden.

There is a useful second entrance at ground floor level, ideal for those

Ocado deliveries, a utility and a second cloakroom, complementing the one off the main hall.

At garden level, there is a further reception room with level access to the terrace and a large double bedroom with an en suite bathroom: Ideal for a nanny or longer term guests. Two large cellars round off the accommodation on this floor, one of which also has level access from the garden and is therefore ideal for dry storage.

At first floor level the principal bedroom suite is to the front of the property, with its sumptuous bathroom, with both a large bath and separate shower and there are two further double bedrooms to the rear, which are well served by a good sized family bathroom.

There is a pretty bedroom just off the first floor half landing which would no doubt also make an excellent study, if required and the top floor is given over to a further bedroom suite, with an en suite shower room.

The rear garden extends to circa 140' and the frontage is gated and provides ample off-street parking as the house is set so far back from the road.

**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.

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West Hill Road, Putney, London, SW18 1LE  
 Gross Internal Area 3,836 sq ft 356.4 sq m

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Approximate Area = 356.4 sq m / 3836 sq ft  
 (Including Cellar / Excluding Eaves)  
 Including Limited Use Area (3.4 sq m / 36 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-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	53	70
England, Scotland & Wales	EU Directive 2002/91/EC	

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