



A delightful end of terrace, period family home with west facing garden

Bendemeer Road, Putney, London, SW15 1JX

Guide Price £1,595,000 Freehold

savills

Open plan sitting room • Kitchen / breakfast room • Cloakroom
• Five bedrooms • Family bathroom • Shower room • Garden

Local Information

The property is located on a popular residential river road in the heart of west Putney.

It is ideally positioned for local amenities and excellent transport links. These include the 22 bus to Piccadilly, Putney mainline station and a choice of two underground stations at Putney Bridge and East Putney. The river taxi is also a short walk away, on the Embankment.

Putney and Barnes common are close by and Richmond Park, Putney Heath and Wimbledon Common are also easily accessible; with the Thames and Putney's Embankment being within a stone's throw.

Local schooling is outstanding, with All Saints, Our Lady of Victories, St Mary's, Oasis Academy and Hotham school all within easy reach and a plethora of private schools are also well connected to Putney by excellent school bus routes.

About this property

This charming period house benefits from being end of terrace and is beautifully presented, having been totally re-decorated in neutral tones and also re-carpeted. The excellent accommodation is exceptionally bright throughout and is perfect to suit the needs of a growing family.

On entering, there is an immediate feeling of space, with a

superb, large, open plan reception room with bay window and a fireplace. This leads into the kitchen / breakfast room, with its smart Harvey Jones fitted units and a three oven Aga, with gas hob. There is a utility cupboard for housing the washing machine and tumble drier and a downstairs loo.

On the first floor are three double bedrooms, all with built in cupboards. There is also a family bathroom, with both a bath and separate shower.

On the second floor are two further bedrooms and a shower room.

The garden is due west, is well screened and terraced, ideal for al fresco dining.

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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Bendemeer Road, Putney, London, SW15
Gross Internal Area 1676 sq ft, 155.7 m²


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Approximate Area = 155.7 sq m / 1676 sq ft
Including Limited Use Area (3.5 sq m / 38 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		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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