



A very fine, handsome and imposing double fronted period detached house on the preferred west side of Putney's most coveted residential road

Gwendolen Avenue, Putney, London, SW15 6EU

Guide Price £5,950,000 Freehold

savills

Flexible lateral space, over three floors (plus cellar) • Magnificent reception space • Vast kitchen / breakfast / family room with views over and level access to the west facing garden • Sumptuous principal bedroom suite • Five further double bedrooms • Three further bath / shower rooms (one en suite) • Ample off-street parking • Brick built garage • Unusually large west facing garden

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

The house is set well back from the road, affording ample off street parking and a very pretty front garden.

The hall is magnificent and leads on to some of the best reception space we have seen in Putney, with high ceilings and many period features retained. It also provides a clear line of sight straight through to the mature, beautifully manicured garden.

To the left, on entry, is a large formal reception room, currently used as the TV room, with a pretty ante area beyond a magnificent arch, which houses the flat screen TV.

To the front right of the house is a large, beautifully appointed study, with views over the immaculate front garden.

The middle left of the property is arranged as another superb reception space, currently used as the sitting and piano room and this is beautifully light by virtue of its large windows to south facing side garden area and also the light filtering through from the cavernous kitchen / breakfast / family room beyond.





The rear of the house is given over to a magnificent and beautifully appointed kitchen / breakfast / family room, with its fabulously equipped kitchen, including a useful, well located island, which currently also hosts a cleverly conceived home work station.

The vast, floor to ceiling sliding doors give wonderful views over and level access to the immaculately manicured mature west facing walled garden (75'x60'), which is easily maintained by virtue of an automatic irrigation system, which also waters the lawn.

There is also a large, well equipped utility room, with side access and a large dry cellar which incorporates useful storage and an easily accessible plant room.

The staircase, below which is the cloakroom, is to the side of the house and sweeps majestically up to the top floor, with the large and seamless side window bringing ample light into the hall and landings.

The sumptuous bedroom suite is situated to the rear of the house and has a walk-in dressing area / wardrobe and a magnificent bathroom with free standing jacuzzi bath, separate shower and twin sinks.

There are also two further large double bedrooms on this floor, to the front of the property, one of which has en suite shower facilities.

The top floor is unusually large, with high ceilings and accommodates three large double bedrooms which are brilliantly served by two large family bath / shower rooms.

To the side of the house is a brick built garage, with an attractive roof and this adds significantly to the appeal of the property and the provision for off-street parking.





Tenure
Freehold

Local Authority
Wandsworth

Council Tax
Band = H

Energy Performance
EPC Rating = D

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 6EU
Gross Internal Area 5452 sq ft, 506.5 m²

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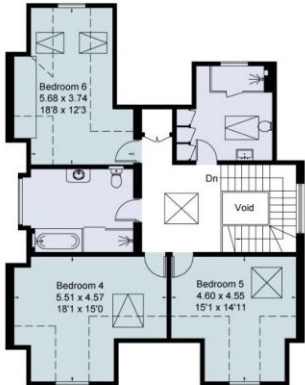
Cellar

Ground Floor

Approximate Area = 486.2 sq m / 5234 sq ft
Garage = 20.3 sq m / 218 sq ft
Total = 506.5 sq m / 5452 sq ft
Including Limited Use Area (24.5 sq m / 264 sq ft)
For identification only. Not to scale.
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First Floor



Second Floor

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		
(55-68) D	65	79
(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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