



An utterly delightful and unique artist's studio with sheltered garden and off-street parking

Medfield Street, Putney, London, SW15 4JY

Guide Price £750,000 Freehold



Gorgeous detached character property • Totally unique •
 “Village like” location next to Putney Heath • Lovely space •
 Wood burning stove • Charming and sheltered garden •
 Driveway and off-street parking • Potential to extend •
 Reception / studio room • Kitchen • Mezzanine bedroom •
 Bathroom • Garden • Driveway • Off-street parking

Local Information

Medfield Street is conveniently located just to the south of Roehampton High Street and is close to the open spaces of Richmond Park. It is tucked away behind a picturesque terrace of period properties on the edge of Putney Heath, opposite a delightful “village green” and also close to Wimbledon common.

The area offers a good range of local shops and amenities and is well served with excellent bus links to surrounding areas, including Barnes, Hammersmith and Putney stations with quick and easy access to Waterloo and the City.

About this property

A delightful and totally unique detached “artist’s studio” built from dressed period stone and a raised vaulted roof which has an abundance of roof lights, creating a feeling of light and space.

It is approached via a gravelled driveway providing off street parking with private gates. This leads through to a sheltered walkway up to the property itself.

Accommodation consists primarily of the large (nearly 30ft) reception / studio room with dining and sitting room space complete with wood burning stove. There is a separate kitchen off it as well as a modern bathroom. There is also

the possibility and planning (2018/2567) of extending the property with an additional single storey extension into the garden. This would create a larger kitchen and in turn, free up the existing kitchen for another room. Elsewhere, stairs lead up to a mezzanine bedroom area

Outside, the garden is a major feature with its well-stocked planting offering a high degree of privacy and shelter. It also enjoys a southerly aspect, perfect for al fresco dining.

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.

Telephone: +44 (0) 20 8780 9900.



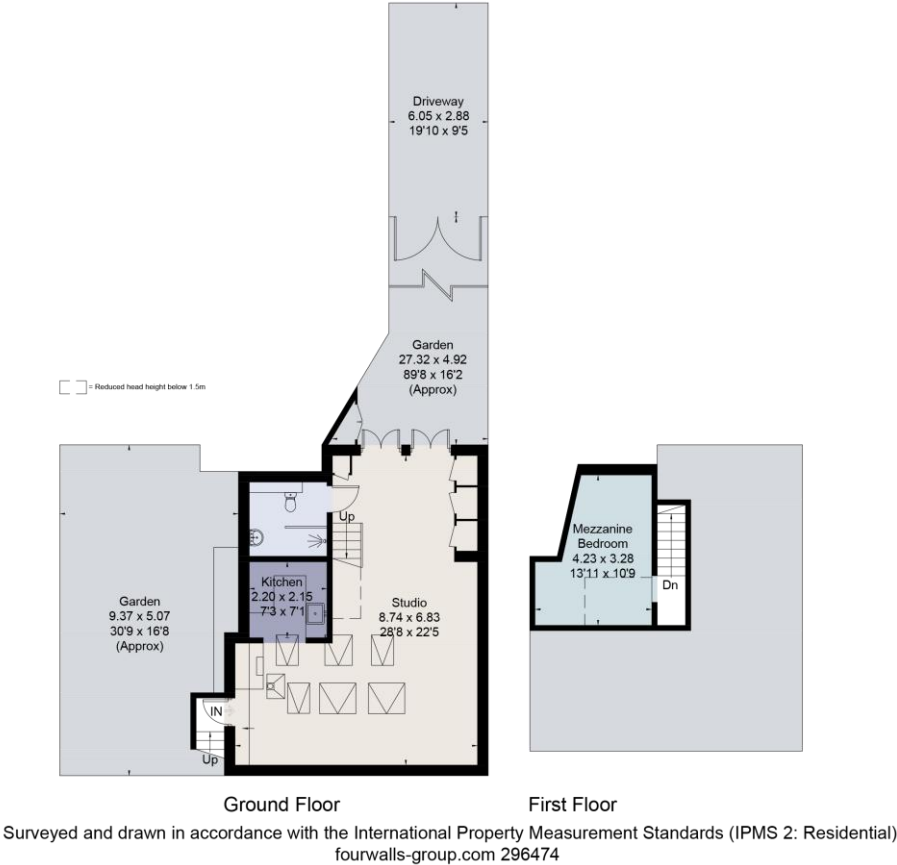


Medfield Street, Putney, London, SW15 5JY
Gross Internal Area 765 sq ft, 71.1 m²

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Approximate Area = 71.1 sq m / 765 sq ft (Including Mezzanine)
Including Limited Use Area (10.3 sq m / 111 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		68
A		
(81-91)		
B		
(69-80)		
C	29	
(55-68)		
D		
(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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