



A superb opportunity for developers and owner occupiers alike, in a wonderful west Putney location, with a fabulous south facing garden

Clarendon Drive, Putney, London, SW15 1AW

Guide Price £1,795,000 Freehold

savills

Currently arranged as seven units: • A studio and two one bedroom apartments • Four bedsitting rooms • Proposed planning for four new apartments • South facing garden • Dry cellar • Superb west Putney location

Local Information

Clarendon Drive is a sought after west Putney road ideally located for excellent amenities, restaurants and transport links. Putney mainline (Waterloo) and Putney Bridge underground are particularly convenient, but there are also excellent bus connections (No 22) on the Lower Richmond Road, with its village feel and many independent shops, restaurants and businesses. The River is also within easy reach and allows for a vast array of leisure pursuits and sporting activities, both wet and dry.

There are also excellent schools within easy reach and Putney common, with its village feel, All Saint's Church and country style pub are almost within a stone's throw.

About this property

A period semi-detached house (2,490 sq ft), currently arranged as seven units, including two one bedroom flats, a studio and four bedsits.

Planning permission has been submitted for four newly configured conversion apartments and the property would (subject to planning) convert back beautifully to a large family house.

The south facing garden is magnificent and the location highly desirable, in this much coveted west Putney street.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = G

Viewing

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

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Clarendon Drive, Putney, London, SW15 1AW
Gross Internal Area 2490 sq ft, 231.3 m²

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Approximate Area = 223.4 sq m / 2405 sq ft
Cellar = 7.9 sq m / 85 sq ft
Total = 231.3 sq m / 2490 sq ft (Excluding Void)
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.
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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	59
(39-54)	E	68
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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