



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



Currently arranged as seven units: • Two studios and one bedroom apartment • Four bedsitting rooms • 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 (2,492 sq ft), currently arranged as seven units, including a one bedroom flat, two studios and four bedsitting rooms.

There is planning permission in place 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 = F

### Viewing

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

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Approximate Area = 220 sq m / 2368 sq ft (Excluding Void)  
 Cellar = 11.5 sq m / 124 sq ft  
 Total = 231.5 sq m / 2492 sq ft  
 Including Limited Use Area (1.8 sq m / 19 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		70
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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