

ST SIMON'S AVENUE

PUTNEY • SW15



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A sensational detached, period family home with off street parking and a wonderful garden. The house has been rearranged and redeveloped to an exceptionally high standard by the owners, no expense spared.

Master bedroom suite with dressing room
7 further bedrooms (4 en suite) • Family bathroom
2 reception rooms • Kitchen/breakfast/family room
Study • Games room • Wine cellar • Guest WC
Utility room • Landscape garden • Off street parking

Richmond Park 2.4 miles
Sloane Square 4.4 miles
Knightsbridge 4.5 miles
Kensington 5.2 miles
Central London 6.2 miles
Heathrow Airport 17.7 miles
Gatwick Airport 29.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





St Simon's Avenue, Putney SW15

On entry there is a large drawing room to the left and a study to the right. Both have fireplaces and are well appointed. To the rear of the house and providing enormous wow factor, is a vast kitchen/breakfast/family room with clearly defined areas for modern family living. The room gives wonderful views over and easy access to the neatly landscaped garden and there is also a bespoke, high end kitchen with every conceivable appliance and amenity. A walk in larder and large utility room, together with a separate W.C. complete the accommodation on this level.

The garden / lower ground floor level has recently been extended and now gives excellent ceiling height. Importantly, it has also just been re-tanked and treated. A large family / playroom to the rear has ample light and access - via concertina doors - to the patio and garden beyond and; to the front of the property there is a good sized games room. There is also a large storage room, a beautifully appointed wine cellar, a plant room and a bedroom with en suite bathroom.

At first floor level, a grand principal bedroom suite overlooks the garden to the rear. This has both a large dressing room and an opulent en suite bathroom with a walk in shower and free standing bath. There are two further bedrooms on this floor with en suite facilities. The landing is also light and bright, by virtue of an attractive stained glass window.

Unusually, the top floor provides 4 large bedrooms, which are well serviced by both a family bathroom and an en suite shower.

To the rear of the property, a super landscaped garden has a large patio for alfresco dining and lounging and there is also a good quality artificial lawn and pretty planting for ease of maintenance.

To the front, a carriage drive allows for plentiful off street parking and the house is well set back from the road.





Situation

The house is located on, arguably, one of West Putney's most desirable roads, on which stand handsome and imposing properties of similar size. It is within easy access of Putney High Street, with its excellent shops and restaurants and the Mainline Station (Waterloo). Further along the Upper Richmond Road is East Putney (District Line). There are good schools at all levels, both state and private nearby.

Directions (Postcode SW15 6DU)

From Putney train station, head straight across the traffic lights and head up Putney Hill/A219. Continue until Putney High School then turn right onto Chartfield Avenue and continue over the mini roundabout taking the first right on to St Simon's Avenue.

Local authority

London Borough of Wandsworth. T: 020 8871 6000

Tenure

Freehold

Price

On application

Viewing

Strictly by appointment with Knight Frank

