

## Pentlow Street, Putney, SW15

A rare opportunity to purchase a semi-detached Victorian freehold house with a 58' private garden and a lovely aspect on Barn Elms Walk. The house was originally the gardener's lodges for Ranelagh House, and maintains the characteristics which made it a charming family home for the current owner. The property offers the potential to be extended (subject to the necessary consents) in the lower ground floor and the ground floor. Pentlow Street is located just a short walk away from the green open space of Putney Lower Common, the beautiful River Thames embankment as well as the shops and restaurants of the Lower Richmond Road. Pentlow Street also falls into the catchment area of a number of excellent local primary schools.



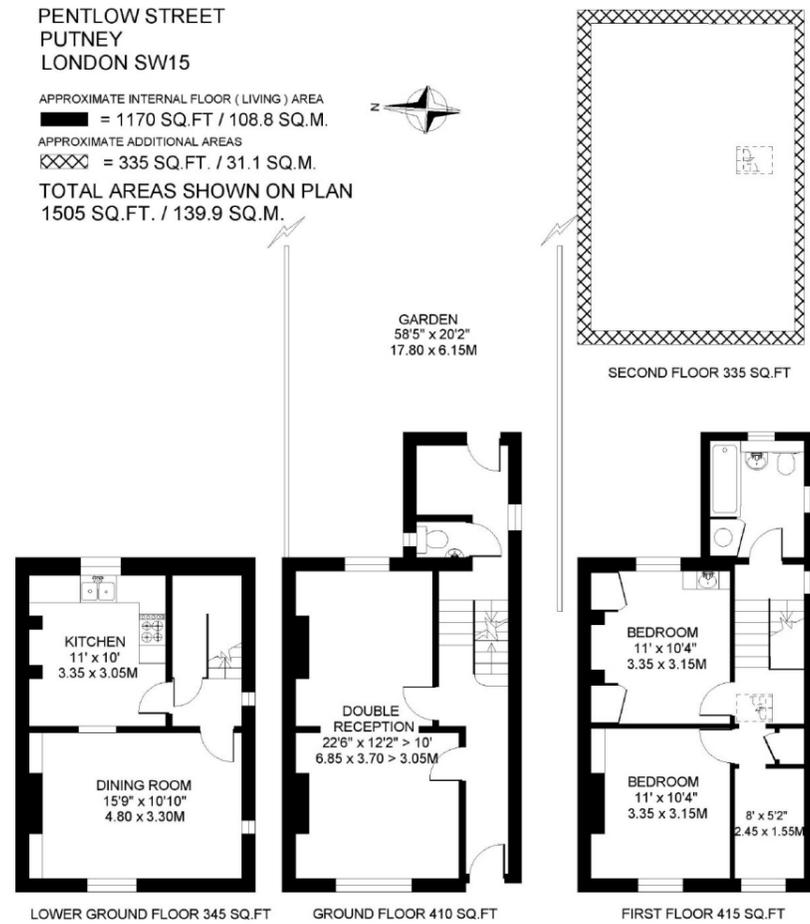
- SEMI- DETACHED VICTORIAN
- KITCHEN
- DINING ROOM
- 58' X20' PRIVATE GARDEN
- DOUBLE RECEPTION
- W.C.
- TWO DOUBLE BEDROOMS
- SINGLE BEDROOM/ STUDY
- FAMILY BATHROOM
- EAVES STORAGE

### PENTLOW STREET PUTNEY LONDON SW15

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 1170 SQ.FT / 108.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 335 SQ.FT. / 31.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1505 SQ.FT. / 139.9 SQ.M.



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DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

•All measurements are approximate.



GUIDE PRICE  
**£1,250,000**

Freehold  
 MultipleAgency

