



## Bendemeer Road Putney SW15

Just moments from the River Thames and the scenic Thames Path, this rare three-bedroom residence offers over 1,500 sq. ft. of beautifully designed living space across three floors. Combining classic Victorian elegance with contemporary refinement, the property includes the freehold of the entire building, creating an exclusive opportunity in this prestigious West Putney location.

The ground floor features a generous open-plan reception and bespoke kitchen, perfect for entertaining, complemented by a shower room, cloakroom, and a rear bedroom opening directly onto a private walled garden. A tranquil bedroom suite with dressing area and en-suite shower room is located on the lower ground floor. A statement spiral staircase with glass-

brick surround rises to the upper floor, revealing a further double bedroom with partial river views and a discreet additional WC.

This boutique home is enhanced by a full smart home system controlling security, fire, environment, and blinds. Further features include air conditioning, heat pump heating, Banham security locks, Bose ceiling speakers, structured cabling, double-glazed argon-filled windows, and a private fire safe. The rear garden benefits from the protection of a historic Victorian flood defence wall, providing unique peace of mind.

### KEY FEATURES

**Riverside freehold with over 1,500 sq. ft.**

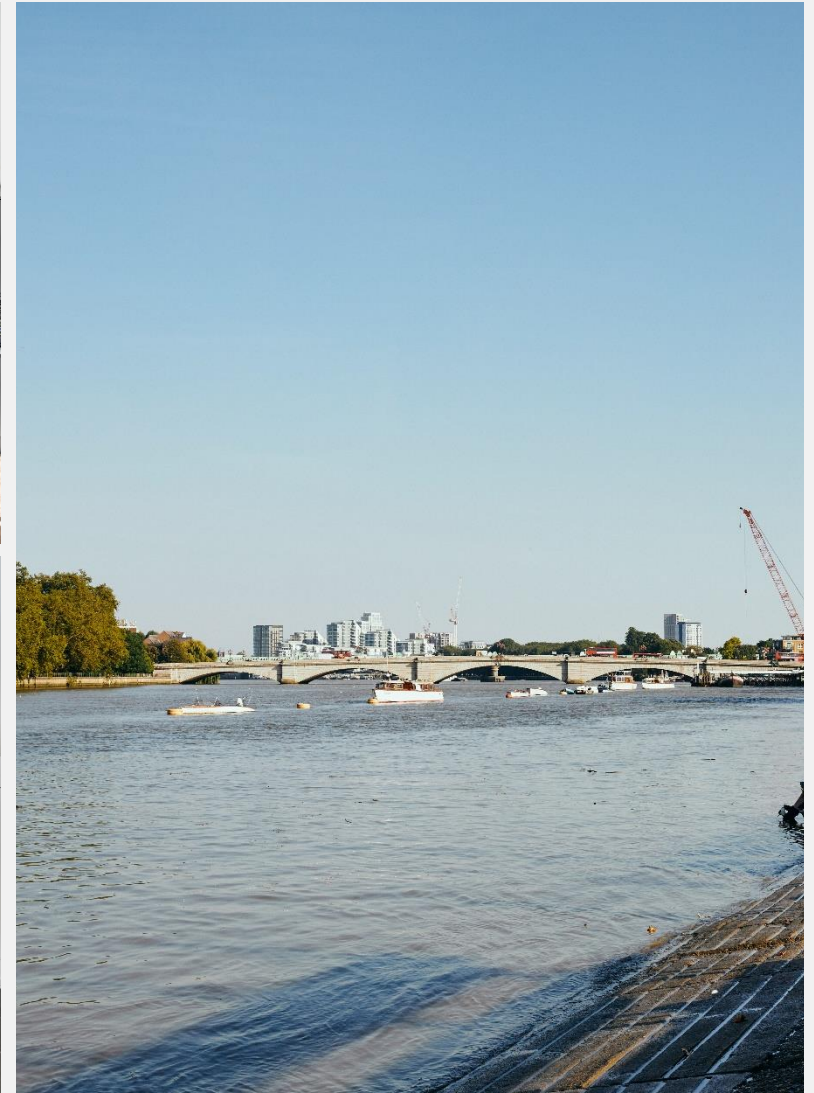
**Boutique design meets cutting-edge smart tech**

**Private walled garden & Thames views**

**Seamless indoor-outdoor living for entertaining**

**Moments from Putney Pier, cafés, and rowing clubs**

**Located within walking distance of riverside walks, rowing clubs, and Putney Pier riverboat services, this unique home also offers easy access to the boutiques, cafés, and excellent transport links of Putney High Street. Rich in character and history, the property once served as a creative studio for the Jim Henson team—the legendary creators of The Muppets—making it a rare blend of artistic heritage, privacy, and riverside sophistication.**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,536 sq. ft. / 148.8 sq. m.
Garden area:	Private garden
No. of bedrooms:	3
Council tax:	Band E

Bendemeer Road, London, SW15



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