

# EDEN HOMES



**39 Vanneck Square, London, SW15 5DX**

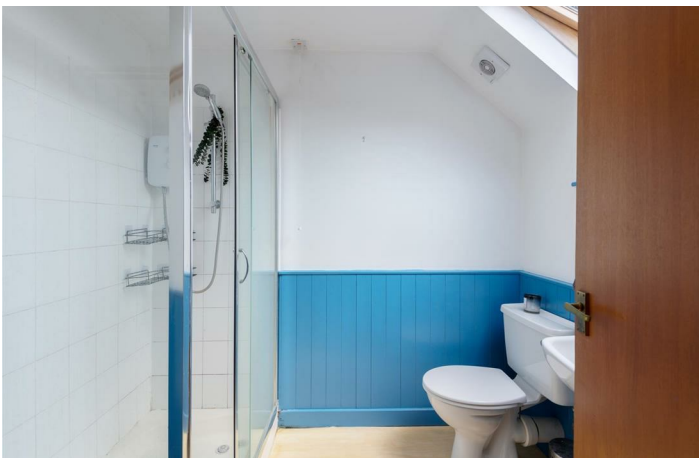
**Asking price £850,000**

We are delighted to offer this exceptional property, boasting five bedrooms, two bathrooms, a downstairs cloakroom, and a host of desirable features that cater to modern lifestyles. The ground floor encompasses a thoughtfully designed layout, featuring a separate kitchen and living room area which opens out to the private rear garden. The kitchen provides the perfect space for culinary enthusiasts to create culinary masterpieces. Adjacent to the kitchen, the inviting living room offers a comfortable retreat for relaxation and entertainment, ideal for unwinding after a long day or hosting gatherings with friends and family. Ascend to the upper levels, where the true essence of this home unfolds. The property has been fully extended into the loft, creating additional space that can be utilised in a multitude of ways. Whether you envision a private sanctuary for work or leisure, a playroom for the kids, or a guest suite for visiting friends and family, the possibilities are endless. The property also boasts two bathrooms, ensuring convenience and comfort for all residents. Additionally, a downstairs cloakroom adds to the practicality of the home, providing an extra level of convenience for guests and residents alike. Outside, the allure of this property extends to its outdoor spaces. A private garden offers a tranquil retreat, perfect for enjoying the outdoors and alfresco dining during the warmer months. With rear access, the garden provides convenience and flexibility for outdoor activities. The home also benefits from its very own private parking













Conveniently located in the desirable Dover House conservation area in Putney, residents of Vanneck Square enjoy easy access to an array of amenities, including shops, restaurants, schools, and transport links. With its combination of modern comforts, stylish design, and prime location, this property represents an exceptional opportunity to embrace the best of contemporary living in one of London's most sought-after neighbourhoods. Arrange a viewing today and experience the allure of Vanneck Square for yourself.

# Floor Plan

## Vanneck Square, SW15

Approximate Area = 119 sq m / 1281 sq ft  
Including Limited Use Area (12.7 sq m / 137 sq ft) / Eaves

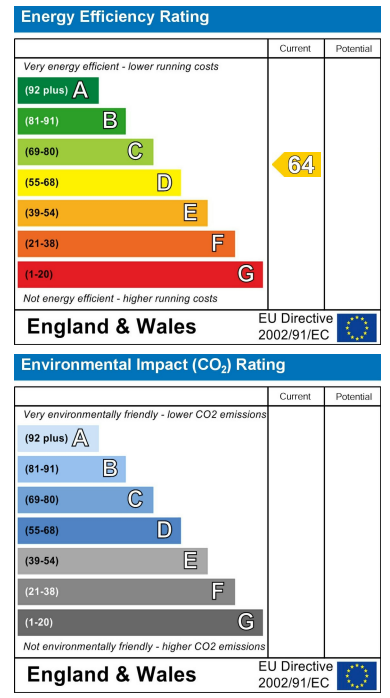


Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



# Energy Efficiency Graph



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