



BALMUIR GARDENS
LONDON, SW15

GRANT J BATES
— PROPERTY —



Elegant Edwardian residence with bespoke contemporary family living space

GJB

Balmuir Gardens, London, SW15

Freehold

- Edwardian Period Architecture
- Bespoke Kitchen Extension
- Five Double Bedrooms
- Two Luxurious Bathrooms
- Original Fireplaces Retained
- Steel/Glass Feature Extension
- Landscaped Rear Garden
- Stylish Utility Room
- Excellent Built-In Storage
- Prime Putney Location

Description

Balmuir Gardens is a magnificent Edwardian family home that effortlessly combines period charm with striking modern design. Located on a peaceful, tree-lined street in the heart of Putney, this substantial five-bedroom residence offers beautifully curated interiors, thoughtfully extended living spaces, and exceptional attention to detail throughout. With its blend of heritage features and bespoke finishes, this is a home designed for stylish, practical family living.

Set over three floors, the house immediately impresses with its classic brick façade and bay windows. On entering we have a delightful double reception room with bay window, high ceilings, original marble fireplace, cast iron radiators, and a walkway through to the kitchen and dining extension. This space has been expertly crafted to create a bold and contemporary extension with steel beams, a full-width glass roof and bi-folding doors opening onto a south-facing landscaped garden. The kitchen features an island with breakfast bar,

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underfloor heating, integrated appliances, and ample storage; all finished with natural wood and contrasting dark cabinetry.

Upstairs the accommodation is equally impressive. The principal suite on the first floor is a peaceful retreat, complete with original floorboards, sash bay windows and a large en-suite with shower and freestanding bath. The chic guest bathroom is finished with Moroccan tiling, black fixtures and again, bath and shower. A walk-in wardrobe/study or guest bedroom completes the floor. On the top floor, you'll find three further double bedrooms; each with its own distinct character — and a utility room/WC.

Throughout the home, original fireplaces, brand new timber double-glazed sash windows, panelled doors and decorative cornicing sit alongside modern upgrades. Lighting is by Soho Home, and a palette of soft greens, deep blues and warm neutrals create a calming, cohesive feel.

The South West facing garden offers a tranquil escape, with mature planting, a patio for entertaining and a lawned area ideal for family life. The property's frontage is equally attractive, framed by mature olive trees.

There is further potential to develop via the cellar and the property is for sale chain-free.







Situation

Balmuir Gardens is perfectly positioned within easy reach of Putney’s excellent schools, green spaces and amenities. The Thames Path, Putney Common and Richmond Park are nearby, offering superb outdoor pursuits. For commuters, Putney station and East Putney Underground provide swift links to central London.

This exceptional home offers the rare combination of timeless architecture, contemporary flair and flexible family living — a true gem in one of Putney’s most desirable locations.

Additional Information

Local Authority: Wandsworth
EPC Rating: Band C
Council Tax: Band F



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Balmuir Gardens

Approximate Gross Internal Area = 228.2 sq m / 2456 sq ft, Approximate Gross External Area = 69.8 sq m / 751 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.