



Montserrat Road, London, SW15 2LA

A rare opportunity to acquire an impressive example of an extended five bedroom / four-bathroom mid terraced Victorian home. Having just undergone a full refurbishment throughout to offer effortless modern living. The finest discreet high-tech specification to include air conditioning throughout, Sonos surround sound system, Rako lighting system. Bespoke Miele appliances and Intercom entry system on all floors. The property also benefits from underfloor heating throughout the downstairs and all the bathrooms.

Nestled on one of Putney's most sought-after residential streets, this beautifully appointed mid-terrace house offers the perfect blend of classic London architecture and contemporary luxury. Set over multiple floors, the property boasts generous living/family and entertaining space, refined interiors, and exceptional attention to detail throughout.

Entering through double doors into the sophisticated living room with a recessed ceiling, soft cove lighting and a working central fireplace, this elegant room flows onto an extensive dining space, perfect for entertaining.

£2,500,000

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, London, SW15 2LA



- Exceptional Five bedroom Family Home
- Four Bathrooms furnished with Villeroy & Boch Sanitary Ware and Hansgrohe Taps
- Meticulously Restored with High Quality Finish Throughout
- Extended
- Moments from Putney Station (Overground)
- Advanced Tech Systems to include warranties
- Planning Permission in place for basement extension
- Air Conditioned Throughout
- Under floor heating throughout the downstairs and bathrooms

Energy Efficiency Rating

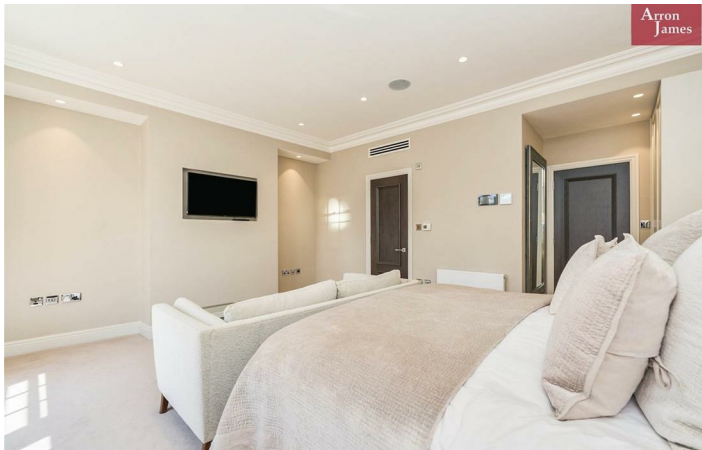
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



Directions



Floor Plan



Total floor area 231.7 sq.m. (2,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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