



Ruvigny Gardens

London, SW15

Offers in excess of
£2,165,000

Situated adjacent to river Thames is this meticulously designed five-bedroom family home, offering in excess of 2,400sf, arranged over four floors with a South facing garden.

CHESTERTONS



Ruvigny Gardens

London, SW15



- In Excess of 2400sf
- Beautifully renovated and finished throughout
- Prime West Putney Location
- Light and bright throughout
- Huge Basement level, with 3m ceiling height
- South facing garden
- Period features
- Five double bedrooms

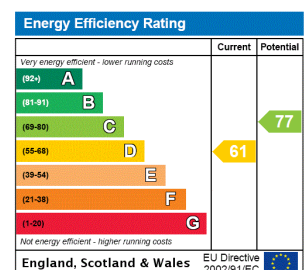
Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Wandsworth

Council Tax Band: G



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Situated adjacent to river Thames is this meticulously designed five-bedroom family home, offering in excess of 2,400sf, arranged over four floors with a South facing garden.

This gorgeous house oozes curb-appeal and is located on a quiet, yet wonderfully located street in the heart of West Putney. The property has been fully renovated by the current owners, when undergoing a back to brick renovation in 2015 to achieve the incredible space and finish that the house now has.

As you enter the attractive house under the porch you are greeted by the large hallway, with high ceilings, setting the tone for the entire property.

On your right as you enter is the formal living room, very much in keeping with the original design, it offers beautiful corning, marble fire place and it decorated in warm colour's, providing a great space to relax.

As you proceed through the ground floor, you reach the vocal point of the home. Through large crittall windows which captures the South facing light you have a family room, which offers a flexible space. At the rear of the house, which has been extended to the rear and side you have the large kitchen / dinning area. With skylights and matching crittall doors, this room is flooded with natural light. The kitchen is bespoke, made by Plain English, comes with a lifetime warranty and features a large range cooker. The family room and kitchen further benefits from polished concrete floors, further enhancing the light achieved in these beautifully crafted spaces.

On the lower ground floor you have a fantastic ceiling height at three meters. This helps create a enhanced sense of space. Here is a large bedroom, perfect for guests or a live in Nanny, a tastefully decorated bathroom and a large cinema / playroom, which could also work as a gym, offering 363 square foot of space, with a large sky light. This level is tanked and has industrial grade pumps installed, all located in the plant room / utility room, on the same floor.

On the first floor of the house is a double bedroom at the rear of the property and the principle bedroom at the front, which has a large walk through wardrobe and a beautifully designed en-suite bathroom, giving the room a truly luxurious feel.

Two further double bedrooms occupy the top floor of the and share another beautifully finished bathroom. All of the bedrooms are finished to a fantastic standard throughout, feature oak flooring, a plethora of accommodation and tasteful decoration.

The South facing garden is accessed by the large crittall doors, beautifully connecting the kitchen to the outside, providing an excellent space to entertain and have the two spaces as one. There is also a useful rear access.

The house also is to benefit a new owner further as it has been re-wired, re-plumbed, has double glazed acoustic glass windows, CAT 6 caballing and much more, which has to be explored in person.

Ruvigny Gardens is a particularly sought after one-way, quiet residential road, comprising similarly handsome properties. It is ideally located close to the independent local shops and cafes on the Lower Richmond Road. The house's proximity to the Thames embankment offers enjoyable river walks and fast access to central London using the river boat service. Putney Bridge underground station is 0.5 miles away, as is the Putney mainline station, while the 22 bus stops at the end of the road taking passengers to the King's Road, Knightsbridge and Piccadilly.



Approx Gross Internal Area 2345 Sq Ft - 217.85 Sq M
 Approx. Floor Area Including Restricted Heights 2450 Sq Ft - 227.61 Sq M
 (Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
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