

## Rotherwood Road, Putney, SW15

A beautifully presented Victorian family house that has been extensively modernised and extended to provide 2004 sq ft of stylish accommodation throughout.

The house is positioned on the favoured west side of this extremely popular 'River Road' running directly between the Lower Richmond Road with its superb amenities and the scenic banks of the River Thames.

The ground floor comprises a double reception with high ceilings with plenty of storage and a door leading to a downstairs cloakroom and steps down to the cellar. To the rear there is a fabulous kitchen/ dining room with doors leading out to a west facing garden.

The upper floors comprise a master bedroom with en-suite dressing room/ bathroom, three additional double bedrooms and a family bathroom.

The green open spaces of both Putney and Barnes Common's are close by as are a number of highly regarded primary schools.

### Rotherwood Road, SW15 1LA

Approx Gross Internal Area = 173.4 sq m / 1866 sq ft

Eaves = 12.9 sq m / 138 sq ft

Total = 186.3 sq m / 2004 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- CELLAR
- EN- SUITE DRESSING ROOM/ BATHROOM
- CLOSE TO THE RIVER THAMES
- DOUBLE RECEPTION ROOM
- WEST FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- EPC RATING: D

Guide Price  
**£1,790,000**

Under Offer (SSTC)



**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- All measurements are approximate.



