



JAMES  
ANDERSON

Pentlow Street  
Putney SW15  
Guide Price £1,200,000



## Pentlow Street Putney SW15

Located moments from the River Thames this rare to the market beautifully presented family home provides ample living space spread over three floors while offering a sunny rear garden and an allocated parking space which is an added luxury in West Putney.

As you step through the spacious hallway there is immediate access to the high specification handmade kitchen area with breakfast bar seating while leading to the open plan reception area with wood burning stove.

The conservatory leads directly to the private and secluded sunny west facing rear garden which provides a seating area for entertaining while offering high quality astro-turf for low maintenance.

In addition there is a separate WC & utility space.

Upstairs provides four double bedrooms with one en-suite bathroom and a three piece bathroom suite with two sinks. Two of the bedrooms provide ample built in storage while the property benefits further from the opportunity to extend into the spacious loft where planning permission had previously been granted.

Pentlow Street is located just off the highly desirable Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station alongside highly regarded schools.

















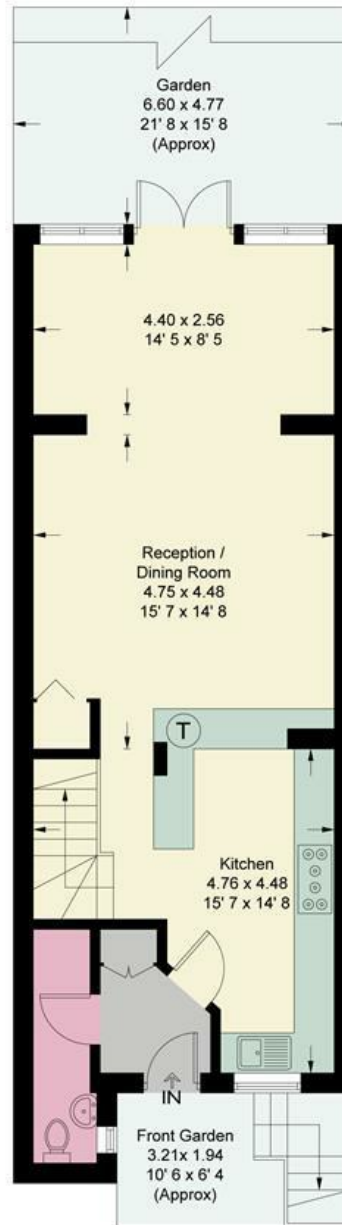


# The Terrace

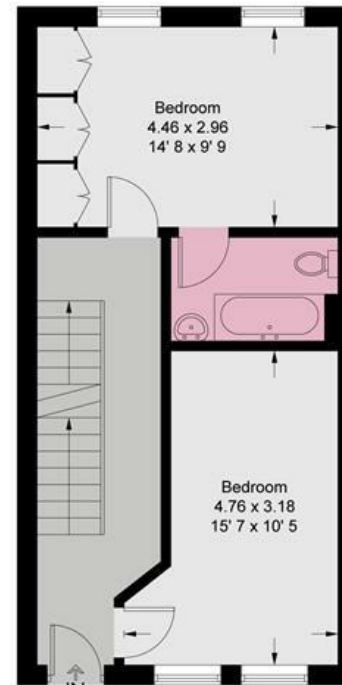
Approximate Gross Internal Area = 1545 sq ft / 143.5 sq m



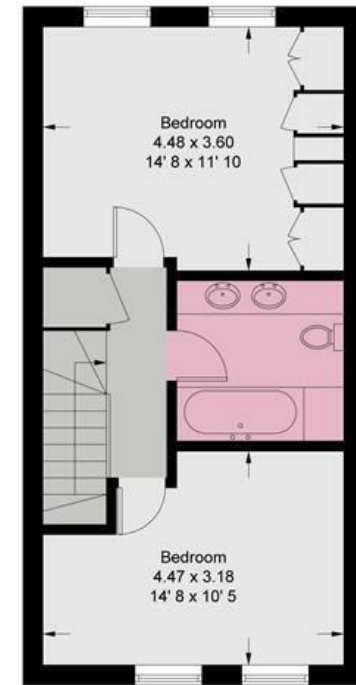
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Lower Ground Floor  
618 sq ft / 57.4 sq m



Upper Ground Floor  
464 sq ft / 43.1 sq m



First Floor  
463 sq ft / 43 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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