



JAMES  
ANDERSON



**FOR SALE**

**£1,250,000**

Disraeli Road, London, SW15

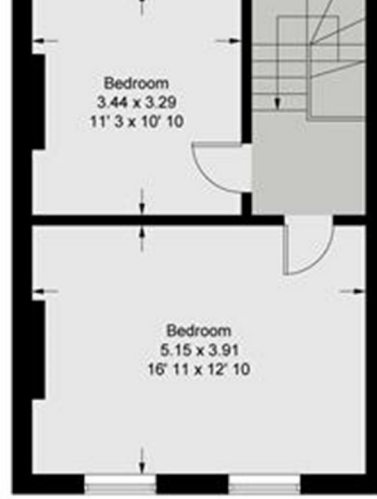
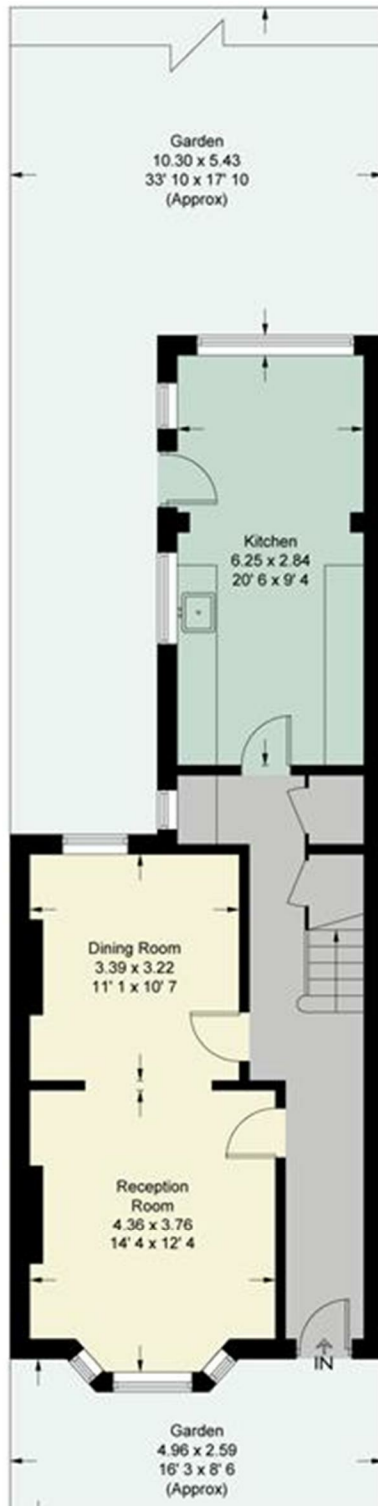
Full renovation required. A rarely available four bedroom period townhouse with a stunning façade located on Disraeli Road, Putney. This charming property retains all its period features and provides 1614 Sq ft of accommodation. All bedrooms are doubles, there is a large bathroom, double reception room and massive potential to extend the ground floor and third floor. Many homes in this street have created another floor to provide two further bedrooms, for further details, please speak to our sales team for further information.

This appealing home is within a six minute walk of Putney mainline station, four minutes from East Putney and 12 minutes from Putney Bridge underground stations, plus numerous excellent bus services. It is a few minutes walk to the River Thames, Wandsworth Park and the outstanding Brandelhow Primary School.

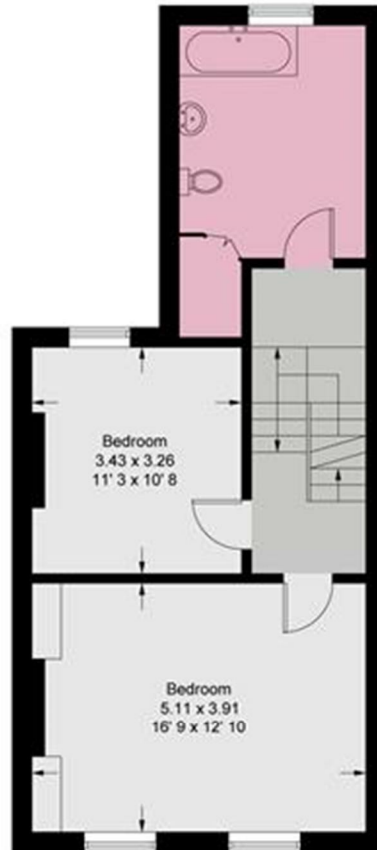


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Second Floor  
406 sq ft / 37.7 sq m



First Floor  
556 sq ft / 51.7 sq m

**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>82</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>44</b>               |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         | <b>82</b> |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

