



**JAMES
ANDERSON**



FOR SALE

£1,625,000

Ruvigny Gardens, Putney, SW15











Guide Price

Offering just under 1800 Sq Ft of living accommodation, this stunning four bedroom Victorian terraced house is presented in beautiful condition throughout and located in Ruvigny Gardens, a premier road in West Putney.

The house is arranged over three floors and retains many original features throughout the property such as high ceilings, original fire places and feature bay windows. The double reception space is light and spacious and provides a formal sitting room which leads to a snug/study area, followed by a large and impressive kitchen diner with ample space to entertain with bi-folding glass doors to a newly landscaped west facing garden. The first floor comprises three double bedrooms with fitted wardrobes and a newly fitted family bathroom. Finally leading to the second floor which provides a large double bedroom and separate newly fitted bathroom.

This home has been modernised by the existing owners while providing newly fitted electric blinds in the kitchen alongside a brand new boiler.

Ruvigny Gardens is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants and bars, very close to Putney High Street, Putney Common and a two minute's walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus and the River Taxi from Putney Pier to the City is only a short walk from this lovely family home.

-  Four Bedrooms
-  Excellent Transport Links
-  Two Bathrooms
-  Outstanding Local Schools
-  Double Reception Room
-  Highly Regarded West Putney Location
-  Stunning Kitchen/Diner
-  1768 Sq Ft
-  Freehold. EPC Rating D. Council tax band G
-  West Facing Garden



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020 8788 6611



Ground Floor
671 sq ft / 62.3 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor
579 sq ft / 53.8 sq m



Basement
92 sq ft / 8.6 sq m



Second Floor
426 sq ft / 39.6 sq m
(Including Reduced Headroom / Eaves)

Ruvigny Gardens

Approximate Gross Internal Area = 1689 sq ft / 156.9 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 79 sq ft / 7.4 sq m

Total = 1768 sq ft / 164.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

