



**JAMES
ANDERSON**

Pleasance Road
London SW15
Guide Price £735,000



Pleasance Road London SW15

Set within the exclusive Grade II Listed gated development of Putney Park House, this fantastic two double bedroom high specification duplex apartment truly offers the WOW factor while providing a wide range of period features combined with a modern interior while offering idyllic views across the exceptional manicured grounds from your very own private terrace.

With exposed wooden beams, high ceilings and a true country feel this rare to the market apartment is one not to miss!

As you step through the front door you are immediately presented with plenty of natural light while leading to an excellent sized bedroom and three piece bathroom suite with storage area.

Upstairs provides an additional three piece shower suite, double bedroom currently used as a nursery with built in storage, and a reception room alongside a modern fitted kitchen with integrated appliances.

The property also boasts a fantastic roof terrace overlooking the beautiful gardens, which offers the perfect setting for entertaining and al-fresco dining.

Located off Pleasance Road in the Dover House conservation area, Putney Park House benefits from established communal ground which can be enjoyed by residents, as well as unofficial off-street parking. Barnes mainline station is only 0.7 miles away, with Putney High Street and East Putney Underground station also nearby.

Tenure - Share Of Freehold
Service Charge - Circa £1500 P.A
EPC Rating - D
Council Tax Band - D

















THE GATE
HOUSE
67 PLEASANCE ROAD

PRIVATE
PROPERTY
NO PUBLIC
ACCESS



Putney Park House

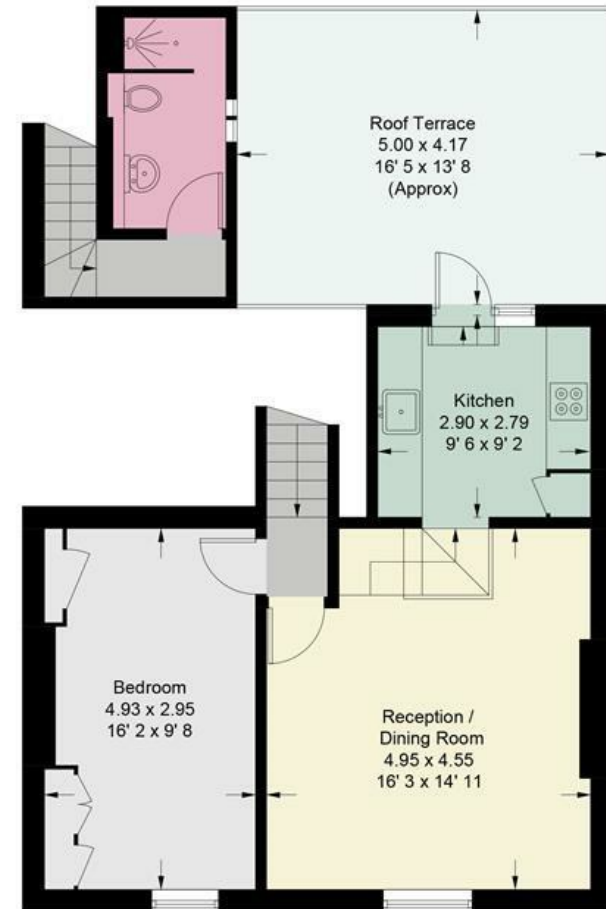
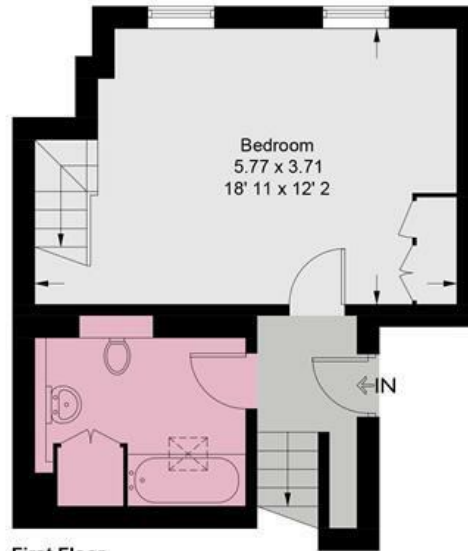
Approximate Gross Internal Area = 858 sq ft / 79.7 sq m

Outbuilding = 87 sq ft / 8.1 sq m

Total = 945 sq ft / 87.8 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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