



**JAMES  
ANDERSON**



**FOR SALE**

**Putney Park Lane, Putney, SW15**

**£775,000**

**Price**

This rare to the market, stylish family home has been meticulously refurbished by the existing owner while offering ample living space suited for entertaining, an insulated garden room currently used as a home office and a leafy, peaceful and private location in the highly regarded Putney Park Lane.

Refurbished and lovingly cared for by the existing owner, this lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals, while the home is not overlooked from either side.

Downstairs the property benefits from a comfortable living room and a beautiful kitchen/diner with doors leading to a sunny west facing garden, while the garden office provides a flexible space to work from home.

Upstairs there are two double bedrooms and a large family bathroom. Additional benefits include ample storage space, further potential to extend (STPP)

A viewing is highly recommended.

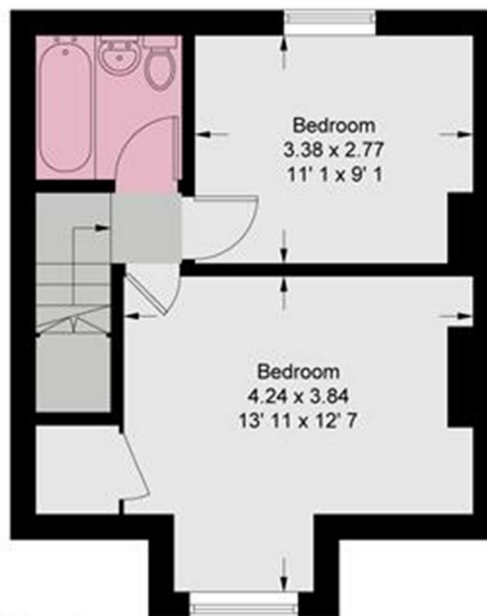
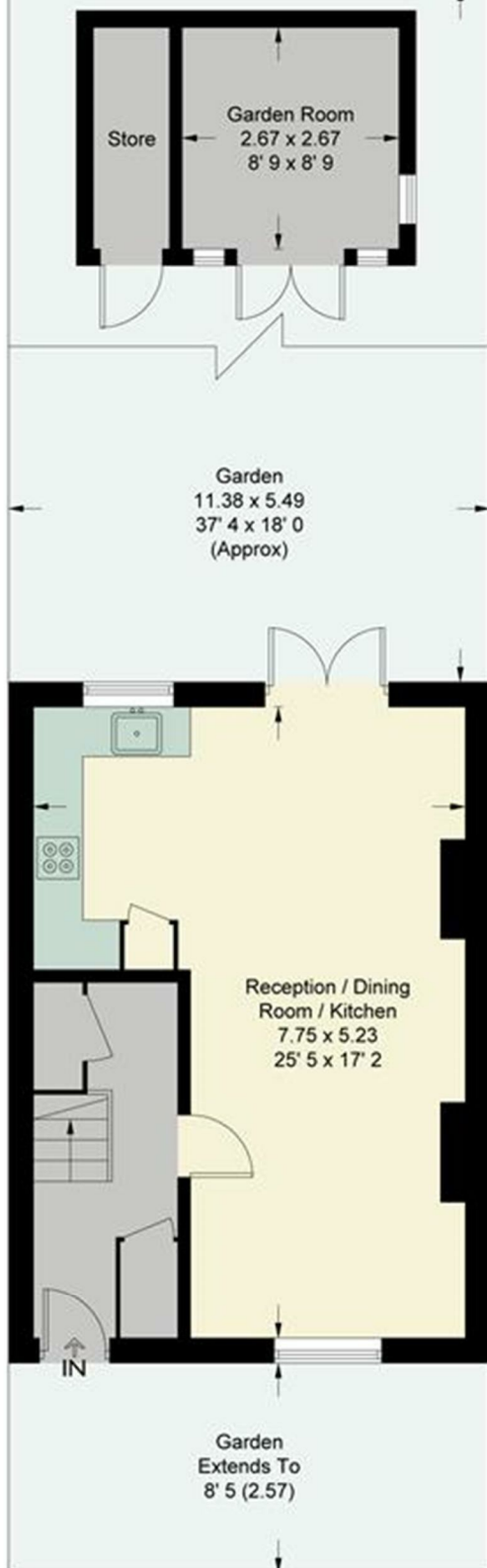
Putney Park Lane is located within the popular Dover House Conservation area, benefiting from the picturesque green space of the Pleasance and Putney Heath. Putney Park Lane provides more of a country lane feel and is only a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo alongside tube links into the City. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Freehold  
EPC Rating - C  
Council Tax Band - D



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

**020 8788 6611**



**First Floor**  
349 sq ft / 32.4 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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