



**JAMES  
ANDERSON**



# FOR SALE

**£1,100,000**

Sefton Street, London, SW15






Guide Price





Being placed on the market for the first time since constructed in 1978 is this wonderful family home spread over three floors offering ample living space while situated in the heart of West Putney close to highly regarded schools, green open spaces, transport links and the river Thames.

This home is one of five which were re-built following bomb damage to the previous houses in World War II and has been lovingly cared for an updated over the years by the previous owner.

The ground floor provides open plan living with tiled floors, fitted kitchen with breakfast bar and sizeable reception/dining area suited for entertaining leading to the low maintenance rear garden suited for the upcoming summer months.

The first floor provides two excellent sized double bedrooms alongside a three piece bathroom suite and three piece shower room while the second floor provides an exceptionally spacious bedroom with fitted wardrobes and en-suite bathroom.

-  Three Double Bedrooms
-  Family Bathroom Suite + Two En-Suite's
-  Spacious Reception / Dining Room
-  Fitted Kitchen With Breakfast Bar
-  EPC Rating - TBC

-  Easy Access For Transport
-  Within Catchment For Highly Regarded Schools
-  Prime West Putney Location Near River Thames
-  Good Size Garden & Close To Green Open Spaces
-  Close To Shops, Restaurants & Amenities



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

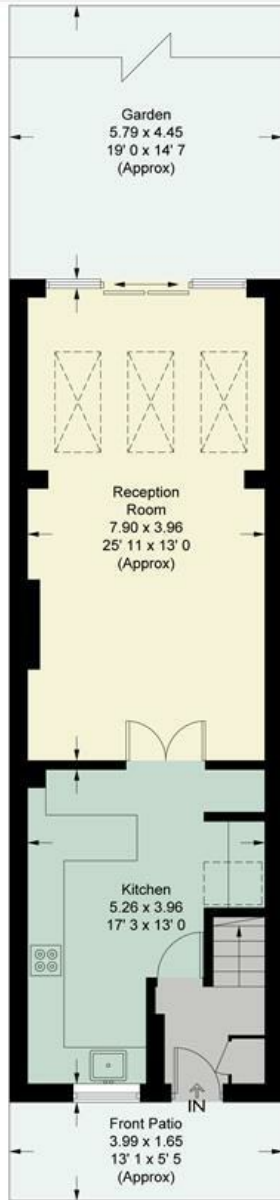
020 8788 6611

# Sefton Street

Approximate Gross Internal Area = 1276 sq ft / 118.6 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eavea = 96 sq ft / 8.9 sq m  
 Total = 1372 sq ft / 127.5 sq m

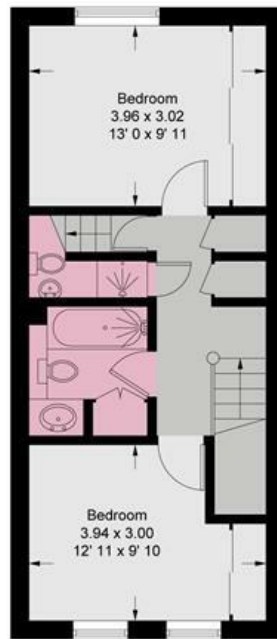


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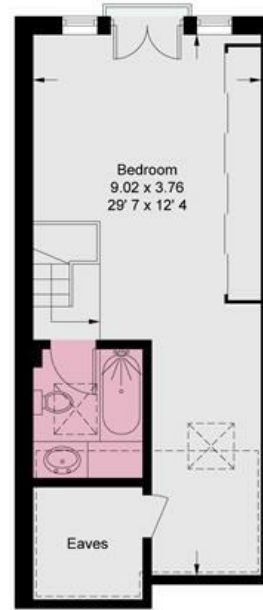


**Ground Floor**  
568 sq ft / 52.8 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
425 sq ft / 39.5 sq m



**Second Floor**  
379 sq ft / 35.2 sq m  
(Including Reduced Headroom / Eaves)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

