



**JAMES
ANDERSON**



FOR SALE

£950,000

Gladwyn Road, Putney, SW15

Guide Price

This rare to the market three bedroom split level period apartment with private garden is situated in the heart of West Putney on a highly desirable "River Road" moments from transport links, shops and green open spaces. Homes like this are a rare find and a viewing is highly recommend.

Refurbished and extended by the current owners to provide ample living space and a stylish finish you are immediately greeted with plenty of natural light and many original period features.

The property comprises a well presented communal front door and entrance hall that lead to the first floor providing a double bedroom, fitted kitchen/breakfast room with dual aspect windows with access to a private west facing garden ideal for entertaining. The reception room is a particular feature of this charming property, light and spacious with high ceilings, many period features including feature bay window, fitted shutters, gas fire place and fitted cupboards.

The second floor features two double bedrooms with ample storage and eves space alongside a spacious shower room and en-suite bathroom.

-  Three Double Bedrooms
-  Two Bathrooms
-  Stunning Reception Room With Period Features
-  Spacious Kitchen Diner
-  EPC Rating - D
-  Excellent Transport Links
-  Outstanding Local Schools Close By
-  Prime River Road, Rarely Available
-  West Facing Private Garden, End of Chain
-  Potential to Extend (Third Bedroom SSTP)

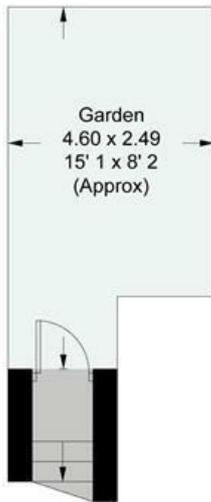


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

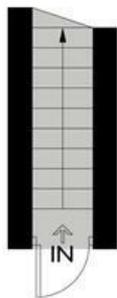
020 8788 6611

Gladwyn Road

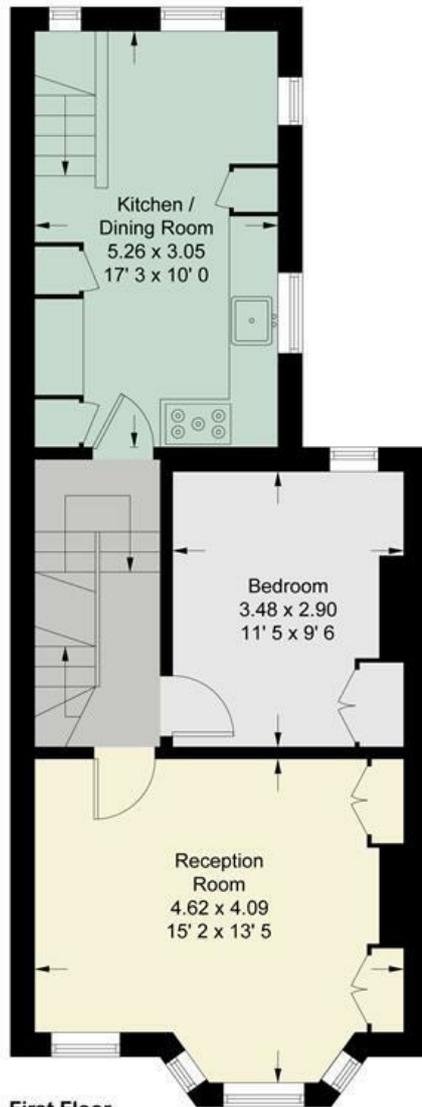
Approximate Gross Internal Area = 987 sq ft / 91.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 70 sq ft / 6.5 sq m
 Total = 1057 sq ft / 98.1 sq m



Ground Floor
11 sq ft / 1 sq m



Ground Floor
23 sq ft / 2.1 sq m



First Floor
548 sq ft / 50.9 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
475 sq ft / 44.1 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

