



JAMES  
ANDERSON



## FOR SALE

Festing Road, Putney, SW15

£1,850,000

Guide Price

This beautifully refurbished and extended period home on Festing Road offers a perfect blend of classic charm and modern sophistication. Located just moments from the River Thames and with views of the tranquil Leaders Gardens, the property boasts a stunning design that combines original period features with stylish, contemporary finishes and a modern layout.

The spacious interiors include an open-plan living area that flows seamlessly into a high-end kitchen, perfect for both everyday living and entertaining. Large windows flood the space with natural light, highlighting the elegant proportions and refined detailing throughout. The home has been thoughtfully extended to offer additional living space, with generous bedrooms, luxurious bathrooms, and ample storage throughout.

Outside, the property features a private garden, providing a serene outdoor retreat, ideal for relaxation or al fresco dining. With its prime location near the river, parks, and excellent local amenities, this exceptional home offers the ideal combination of convenience and elegance, making it an unmissable opportunity in one of Putney's most desirable locations.

EPC Rating - D  
Council Tax Band - F  
Tenure - Freehold



Four Spacious Bedrooms



Three Bathrooms



Two Reception Rooms



High End Open Plan Kitchen/Dining Area



EPC Rating



Easy Access To Transport Links



Within Catchment For Highly Regarded Schools



Prime West Putney Location Moments From Leaders Gardens & River Thames



Completely Refurbished By Existing Owners By Taking Home Back To Brick



No Chain



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

020 8788 6611

# Festing Road

Approximate Gross Internal Area = 1668 sq ft / 155 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 60 sq ft / 5.6 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.



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>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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>		
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