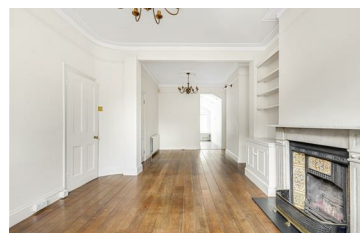




JAMES  
ANDERSON



# FOR SALE

Ruvigny Gardens, London, SW15

# £1,495,000

Guide Price

This exceptional four-bedroom Victorian home, offering just under 1800 sqft of living space, is available to the market chain-free and is located on the sought-after Ruvigny Gardens, just moments from the River Thames.

Arranged over three floors, the house retains many original features, including high ceilings, original fireplaces, and striking bay windows. The spacious double reception room is filled with natural light, offering a formal sitting area that leads into a cozy snug/study. The impressive handmade kitchen is bespoke and currently features high-end German appliances, with doors opening to a low-maintenance west-facing garden perfect for al fresco dining during the summer months.

For additional storage, the cellar provides ample space, including a gun cabinet, and could potentially be converted into living space (subject to planning permission) while there is a separate utility cupboard just off the kitchen.

The first floor includes three generous double bedrooms and a modern shower room, while the second floor offers a large double bedroom with eaves storage, air conditioning, and a separate bathroom featuring his and hers sinks and a roof light which is a rare find in these types of houses.

Recently redecorated by the current owners including new roofing and electrical upgrades, this home is ready to move in to.

Ruvigny Gardens is excellently located just off the Lower Richmond Road, close to a selection of fine restaurants and bars, Putney High Street, and Putney Common. The River Thames Embankment is only a two-minute walk away, and both Putney Bridge Underground and Putney Mainline stations are within walking distance. The 22 bus to Kings Road, Knightsbridge, and Piccadilly Circus, as well as the River Taxi from Putney Pier to the City, are just a short stroll from this charming family home.

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

