



JAMES  
ANDERSON



## FOR SALE

£2,750,000

### Granard Avenue, London, SW15

Nestled in the highly sought-after area of Putney, Granard Avenue presents an exceptional opportunity to acquire a splendid family home. This impressive house boasts an expansive 3,041 square feet of living space, thoughtfully arranged over three floors. With six generously sized bedrooms, including a principal suite featuring an en-suite and dressing room that overlooks a beautifully landscaped south-facing garden.

The home features three well-appointed reception rooms, providing ample space for relaxation and entertaining. The large kitchen and breakfast room, which also overlooks the garden, is perfect for family gatherings and culinary adventures. Additionally, there are three bathrooms and two separate W.C.s, ensuring convenience for all residents and guests.

This property is in immaculate condition, having been well-maintained and updated with double-glazed windows and a combination boiler. The presence of up-to-date Gas and EICR certificates offers peace of mind for prospective buyers. Furthermore, the potential to extend the property, subject to planning permission, allows for future enhancements to suit your family's needs.

The south-facing landscaped garden is a true highlight, providing a serene outdoor space for relaxation and play. Off-street parking adds to the convenience of this remarkable home. With no onward chain, this property is ready for you to move in and make it your own.



Six bedrooms



Three reception rooms



Three bathrooms, two separate w.c's



Large kitchen/breakfast room overlooking the garden



EPC rating D/ Council tax band - H/ Freehold



Double glazed windows, combination boiler, up to date Gas and EICR certificates



South facing landscaped garden, off-street parking, immaculate condition throughout



Highly desirable location in Putney with no onward chain



Principal bedroom overlooks the garden and features an en-suite and dressing room



3041 Sq ft, potential to extend if required subject to planning permission



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

0208 785 4400

# Granard Avenue

Approximate Gross Internal Area = 3041 sq ft / 282.6 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 199 sq ft / 18.5 sq m



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= Reduced headroom below 1.5m / 5'0"



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>		
(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 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		
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