



JAMES
ANDERSON



FOR SALE

£1,395,000

Ashlone Road, Putney, SW15

Guide Price

Nestled on Ashlone Road in the desirable area of Putney, SW15, this exquisite end-of-terrace house offers a perfect blend of modern luxury and serene living. Newly renovated and reconstructed in 2023, this property boasts an exceptional finish throughout, making it a truly remarkable find.

Upon entering, you are greeted by an open-plan ground floor that seamlessly integrates the living and dining spaces. The stunning Italian kitchen is a chef's dream, featuring high-end appliances, elegant quartz worktops, and a central island, all enhanced by bi-folding doors that invite natural light and provide a picturesque view of the walled garden. A convenient WC is also located on this level, adding to the practicality of the home.

The first floor comprises two well-appointed bedrooms, with the second bedroom offering a charming dressing area. The family bathroom is finished to a high specification, ensuring comfort and style. Ascending to the second floor, you will find the main bedroom, complete with En-suite shower room, fitted wardrobes and eaves storage. French doors with a glass balustrade open up to reveal stunning views of Leaders Gardens, the tennis courts, and the River Thames.

This property also features a delightful studio in the garden, perfect for a home office or creative space, along with side access for added convenience. Plantation shutters throughout the home provide both privacy and



Three Double Bedrooms



Two Bathrooms (one En-suite)



Open Plan Reception Space



Beautiful Italian Kitchen, Integrated appliances



Freehold, EPC Rating C, Council Tax Band E



Excellent Transport Links



Outstanding Local Schools



Prime River Road, River Views, No Through Road



End of Terrace, Side Access, No Onward Chain



High Specification, 1428 Sq Ft, integrated security system



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

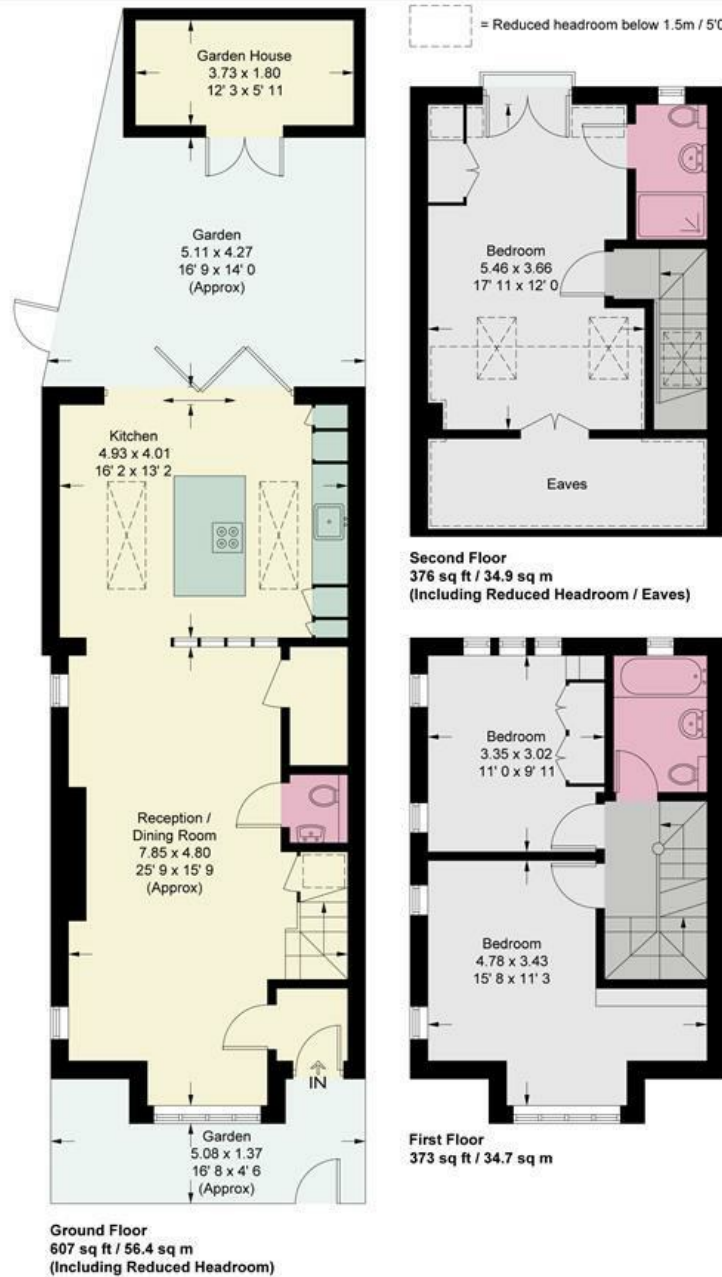
020 8788 6611

Ashlone Road

Approximate Gross Internal Area = 1428 sq ft / 132.7 sq m
(Including Reduced Headroom / Eaves / Garden House)
Reduced Headroom / Eaves = 149 sq ft / 13.8 sq m
Garden House = 72 sq ft / 6.7 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) 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		

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		

