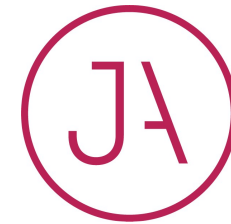




JAMES  
ANDERSON

Erpingham Road  
London SW15  
Guide Price £1,795,000





## Erpingham Road London SW15

A stunning five bedroom end-of-terrace period home on sought-after Erpingham Road, beautifully renovated back to brick by the current owners and meticulously designed to combine classic elegance with contemporary comfort.

High ceilings across all three floors create exceptional proportions and a wonderful sense of flow. The heart of the home is a tremendous full-height kitchen extension, sun-filled and finished to the highest specification. It features a Neff induction hob, oven, steamer, microwave, Samsung fridge freezer, Corian worktops, and an ultra-functional layout. The rear garden offers low-maintenance appeal with a patio, AstroTurf lawn, side access, and privacy provided by mature bamboo.

The period shutters and wooden flooring throughout enhance the home's character. Nest heating controls are located on each floor for optimal comfort, with underfloor heating in the living room, kitchen, and all bathrooms.

On the first floor, you'll find a luxurious three-piece family bathroom, a spacious rear bedroom with excellent wardrobe space and garden views, a middle bedroom with dual aspect windows and views down Felsham Road, and a sophisticated main bedroom with en-suite featuring a Japanese soaking bath and ample freestanding storage.

The top floor offers unusually high ceilings and excellent natural light for this type of conversion featuring a further two double bedrooms: a large rear bedroom and a front-facing double with a walk-in wardrobe and generous shower room. The entire layout is cleverly configured for modern family living.

The full-length basement offers exciting potential for further development (STPP), while the home's secure design and completely renewed wiring and plumbing ensure peace of mind. A truly rare offering, where timeless design meets thoughtful renovation in one of West Putney's most desirable roads.



































# Erpingham Road

Approximate Gross Internal Area = 2021 sq ft / 187.7 sq m  
(Including Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 86 sq ft / 8 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.







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