



RUSHOLME ROAD

London SW15



AN EXCEPTIONAL FAMILY HOME FEATURING STUNNING GARDENS.

This truly exceptional detached family home offers beautifully presented and versatile accommodation, extending across four floors and enjoying a prime position on the ever-popular Rusholme Road.



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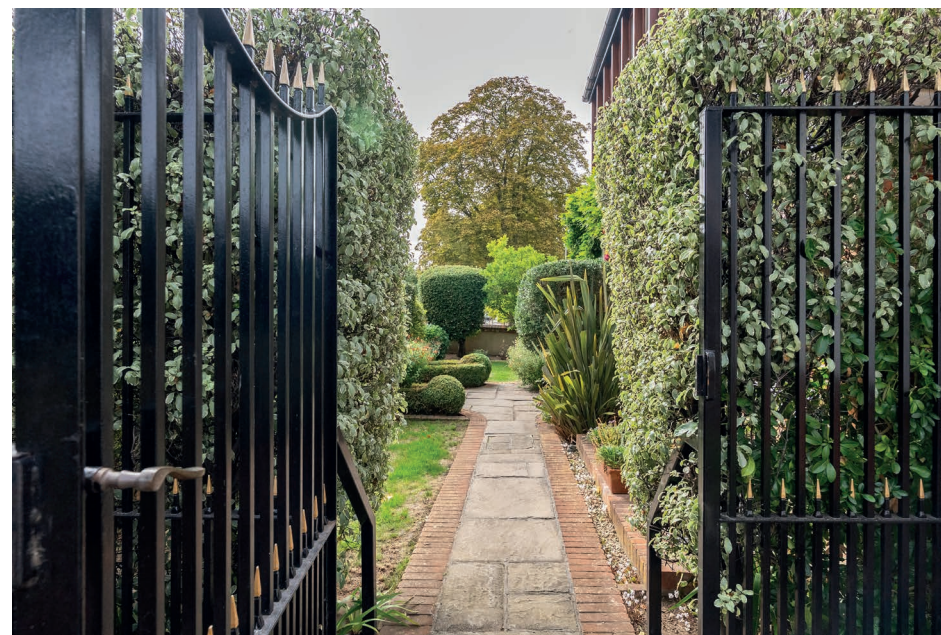
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Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide Price: £3,500,000



At the heart of the home is a stunning open-plan kitchen/dining room, recently renovated to an excellent standard by the current owners. Designed for modern family living and entertaining, the space seamlessly connects to an impressive formal dining room, ideal for hosting larger gatherings. A mezzanine home office overlooks the mature rear garden and benefits from access to a private balcony, creating a wonderful and inspiring workspace. The ground floor also features a separate study and a generous reception room with attractive views across the Rusholme Road green. French doors from the kitchen open directly onto the beautifully landscaped rear garden, a true highlight of the property. Thoughtfully designed for both relaxation and entertaining, the garden features a charming sheltered dining area beneath established wisteria, providing a picturesque setting for al fresco dining throughout the warmer months.





A further covered seating area, complete with heating, provides the perfect space to enjoy the garden long into the evening. A detached garage and off-street parking further enhance the property.

The converted basement provides an outstanding additional living space and benefits from excellent ceiling height throughout. This floor comprises a substantial reception room, perfect as a family room, games room or entertainment space, together with a double bedroom, bathroom, air-conditioned wine store and a separate utility room.

A striking central staircase, framed by expansive windows, allows natural light to flood through the house and creates a stunning architectural feature at its core.

The first floor provides three well-proportioned bedrooms, including an impressive principal bedroom with fitted air conditioning and a luxurious four-piece en-suite bathroom. One of the additional bedrooms is currently arranged as a spacious reception room, offering excellent flexibility for modern family living, whilst a stylish family bathroom serves the remaining accommodation.

The second floor comprises two further double bedrooms, both equipped with air conditioning, together with an additional family bathroom and a useful store room.



LOCATION

Rusholme Road is widely regarded as one of Putney's most desirable residential addresses, offering an exceptional balance of community spirit, convenience and connectivity. The property is ideally positioned for a number of highly regarded state and independent schools, making it particularly appealing to families.

Excellent transport links are close at hand, with a convenient pedestrian cut-through providing easy access to East Putney Underground Station, while Putney Mainline Station and a variety of bus routes offer swift connections to Central London and beyond.

The vibrant amenities of Putney are within easy reach, including an excellent selection of shops, cafés, restaurants and leisure facilities, as well as the open green spaces of Putney Heath and Wandsworth Park.

A particular feature of Rusholme Road is its wonderful sense of community. Residents regularly come together to host seasonal events on the central green, including popular summer and winter celebrations, creating a welcoming neighbourhood environment that is ideally suited to family life.









(Including Garage)
Approximate Gross Internal Area = 425.2 sq m / 4577 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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