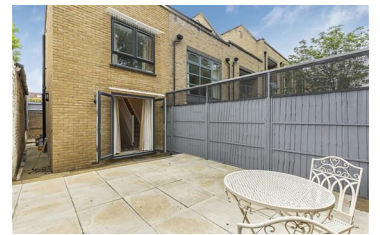




**JAMES
ANDERSON**



FOR SALE

£1,195,000

Pallister Terrace, Putney, SW15

Roehampton Vale, SW15 | Exceptional Two-House Freehold Opportunity

This is a rare opportunity to acquire two freehold houses attached via an annexe and held on a single title.

Located in the desirable Roehampton Vale area and offered with no onward chain, this versatile property is ideal for extended families or those seeking a high-specification home with independent guest or office quarters. Both residences are finished to a modern standard throughout, ensuring a seamless move-in process.

The primary home offers a generous layout with two spacious reception rooms, three double bedrooms, and two modern bathrooms. A private balcony provides a peaceful outlook, while the rear garden offers a direct, tranquil backdrop onto Richmond Park.

Accompanying the main residence is a high-specification, two-bedroom attached annexe. This secondary home functions with complete independence, featuring its own private front and rear gardens.

-  Five Double Bedrooms
-  Three Modern Bathrooms + Two WC's
-  Beautiful Modern Finish Throughout
-  Private Gardens & Private Balcony
-  Freehold - EPC Rating C - Council Tax Band F -
-  Backs onto Richmond Park
-  Two Allocated Parking Spaces
-  Combined Square Footage of 1761
-  Rare Opportunity
-  No Onward Chain



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

020 8788 6611

Pallister Terrace

Approximate Gross Internal Area = 1761 sq ft / 163.7 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 17 sq ft / 1.6 sq m



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			78
(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		

