



SANTOS ROAD

East Putney, SW18



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An incredible and rare five bedroom semi detached Victorian house, fully extended, completely refurbished and remodelled, located in a pretty residential street in East Putney.



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EPC

D

Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Offers in Excess of: £1,750,000



ABOUT THE PROPERTY

A beautifully presented and completely refurbished rare big boned London stock brick semi-detached family home, extending to approximately 2,135 sq ft, offering exceptional living and entertaining space across four floors. The ground floor comprises materials that are warm and sophisticated with a consistent palette that draws the eye to key design features without distraction. Also, a stunning bay-fronted double reception room with high ceilings, bespoke wall panelling and a large natural fireplace. The Crittall style partition fills the hallway with sunlight from the hardwood sash windows. To the rear is an impressive open-plan kitchen/dining room, flooded with natural light via large rooflights and full-width premium maxlight architectural sliding doors opening directly onto the landscaped garden. The sleek, contemporary kitchen features striking book-matched marble surfaces, a substantial central island, premium German integrated appliances including a Miele double oven, and extensive storage, making it the true heart of the home. A guest cloakroom is also located on this floor.











A highlight of this renovation is the original curved, closed string staircase that wraps its way through rationalised floor levels, allowing day light from the rooflight to filter down the circulation spaces and into the entrance hall. A continuous turned timber handrail is mounted on bespoke, forged metal spindles which provide subtle evidence of an artisanal handmade process. The first floor provides a luxurious principal suite with an adjoining dressing room and a luxurious ensuite bathroom, complete with a handmade stone bath, walk-in shower, Italian large format tiles and carefully considered mood lighting. Also on this floor is a further double bedroom with an ensuite shower room. The upper floor offers three additional bedrooms, one of which is currently arranged as a home office, alongside a further family bathroom, creating flexible accommodation ideally suited to modern family life. The house has been thoughtfully designed for modern living, benefitting from Cat 6 cabling throughout, a Yamaha media system and discreet Wi-Fi boosters installed on every floor to provide seamless connectivity across the property. Further benefits include a useful cellar and eaves storage providing additional storage, together with a private rear garden extending to approximately 31 feet with rare side access. The garden is cleverly designed to incorporate a generous patio area ideal for al fresco dining and entertaining, while still offering excellent scope for a purchaser to further personalise the space to their own taste and requirements.





Approximate Gross Internal Area = 1923 sq ft / 178.7 sq m
 Eaves Storage = 86 sq ft / 8.0 sq m | Cellar = 83 sq ft / 7.7 sq m | Reduced Headroom = 43 sq ft / 4 sq m
 Total = 2135 sq ft / 198.4 sq m

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)

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