



JAMES
ANDERSON



FOR SALE

£1,200,000

Pentlow Street, Putney, SW15

Guide Price

Nestled on the ever-desirable Pentlow Street in West Putney, this charming four double bedroom townhouse offers spacious and versatile living accommodation across three well balanced floors. Measuring approximately 1545 sqft, the property has been lovingly maintained and enjoyed by the current owner for over 20 years, testament to both its comfort and enviable location.

Upon entering via the upper ground floor, you are welcomed into a bright and spacious hallway that sets the tone for the rest of the home. This floor features two generous double bedrooms, one of which benefits from a stylish en-suite three piece bathroom, making it an ideal space for guests, family members, or a home office setup.

Ascending to the top floor, you'll find two further well-proportioned double bedrooms, flooded with natural light and offering peaceful views. A three piece family shower room with dual sinks completes this level, designed with convenience and comfort in mind.

The lower ground floor is the heart of the home, a wonderful, open plan kitchen and dining area with ample storage, pantry and workspace. Whether you're entertaining or enjoying family dinners, this flexible space caters to every occasion. The secluded lounge area opens directly onto the private rear garden, creating a seamless indoor-outdoor flow.



Four Double Bedrooms



One Bathroom, One Shower Room, One Cloakroom



Spacious Entertaining Kitchen With Ample Storage Cupboards



Lengthy Fitted Kitchen With Pantry Storage



EPC Rating - TBC



Easy Access To Transport



Catchment For Highly Regarded Schools



Prime Location Moments From Putney Common



Secure & Lockable Bike Shed & Car Parking Space



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The Terrace

Approximate Gross Internal Area = 1598 sq ft / 148.4 sq m
(Including Shed)
Shed = 53 sq ft / 4.9 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	