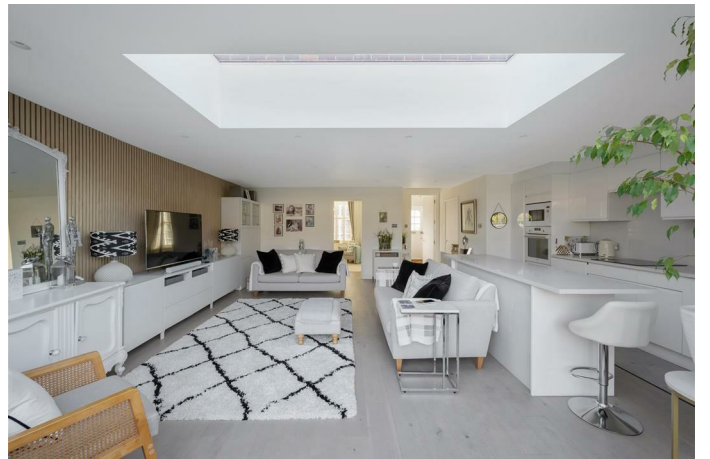


# EDEN HOMES



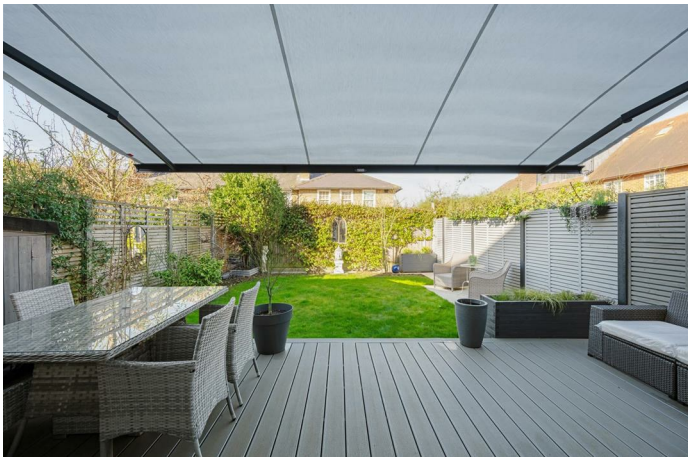
## 71 Swinburne Road, Putney, SW15 5EQ Asking price £1,100,000

This exceptional four double bedroom home has been fully refurbished from top to bottom, creating a wonderfully light and airy family residence finished to a luxurious standard throughout. From the moment you enter, the property impresses with a bright & welcoming entrance hall, complete with a separate WC cloakroom. The ground floor opens into a true "wow-factor" open-plan living space, thoughtfully designed for modern family living and entertaining. The fully fitted kitchen features high-specification appliances, a stylish dining island, & quality wood flooring, complemented by underfloor heating. The living area is bathed in natural light, enhanced by bifold doors & a beautiful roof light well, seamlessly extending the space into the private rear garden. The garden has been tastefully landscaped with a decked entertaining area and low-maintenance lawn, providing an ideal setting for both relaxation & social gatherings. Off the main living area is an additional fourth double bedroom, perfect for visiting relatives or guests. The first floor offers two spacious double bedrooms, including a generous principal bedroom with the added benefit of a well-appointed wardrobe. A beautifully tiled family bathroom, finished to a high specification, serves this level & features both a standalone shower & bath—ideal for family life. Underfloor heating continues in the bathrooms, adding an extra touch of comfort & luxury. The loft has been expertly converted to create a substantial bedroom that also functions as a studio suite, complete with its own bespoke self-contained kitchen & ensuite shower room. This versatile space is ideal for an au pair, a & grown-up child seeking independence, or as a private guest suite. Throughout the home, there is ample storage and tasteful décor, ensuring both style & practicality. This outstanding four-bedroom home presents a rare opportunity to acquire a beautifully finished family house in a highly sought-after & well-connected location.





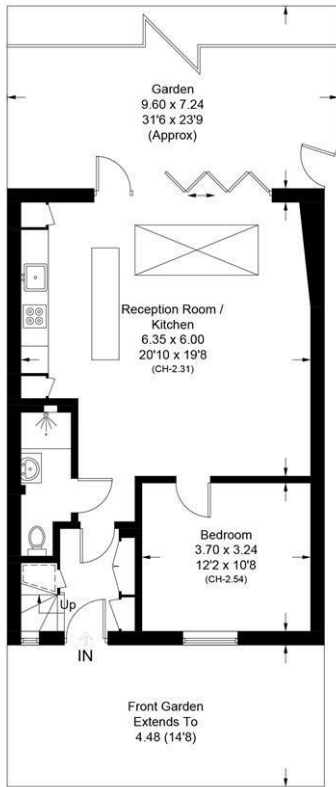




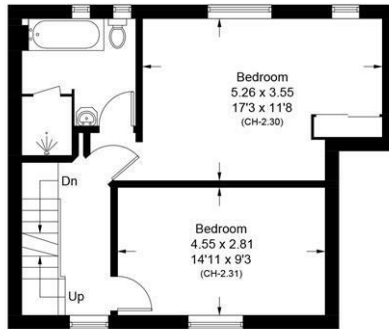
# Floor Plan

## Swinburne Road, SW15

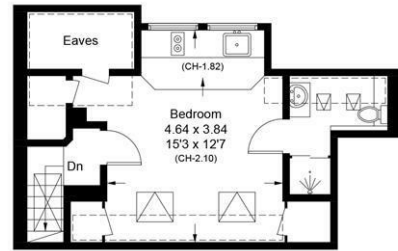
Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft  
(Including Eaves)



**Ground Floor**



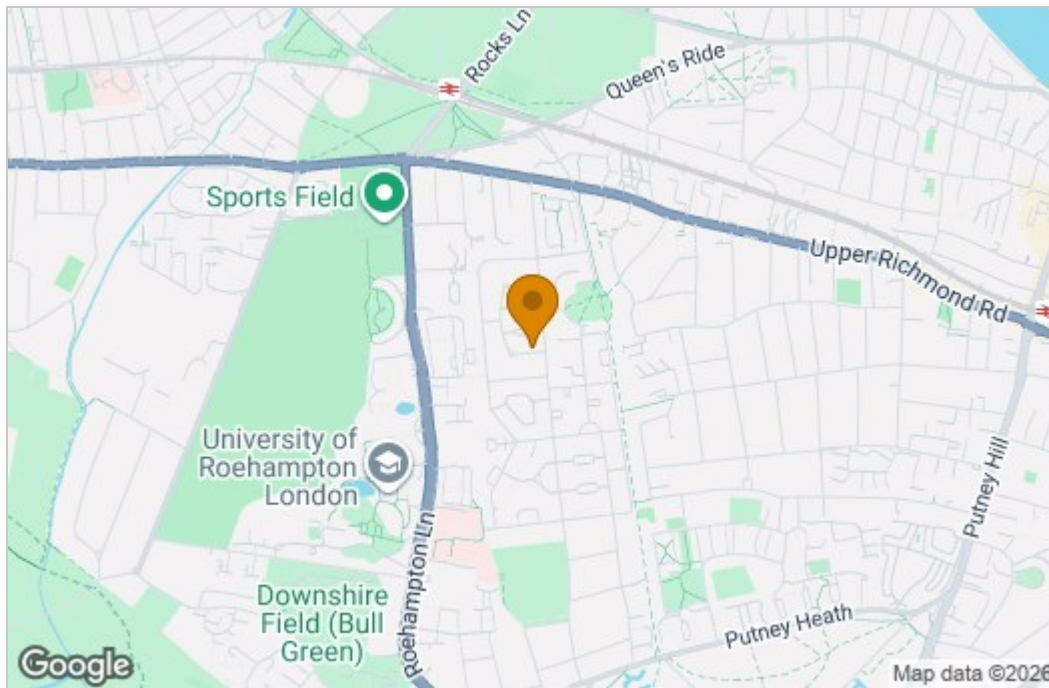
**First Floor**



**Second Floor**

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. (ID1278604)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.