



Akehurst Street
London, SW15

CHESTERTONS





This exceptional semi-detached family home offers beautifully designed accommodation arranged over four floors and is presented in excellent condition throughout. The property further benefits from off-street parking, a superb 100ft west-facing garden and useful side access.

The ground floor provides outstanding entertaining and family space, centred around an impressive open-plan kitchen, dining and reception area which opens directly onto the garden, creating a seamless indoor-outdoor flow. To the front of the house is an elegant separate reception room featuring a large bay window with plantation shutters.

The lower ground floor offers a remarkable 34ft multi-purpose space, ideal as a cinema room, games room, gym or home office, providing excellent flexibility for modern family living.

The upper floors comprise four well-proportioned double bedrooms and three bathrooms. The principal bedroom suite is particularly impressive, featuring built-in wardrobes and a beautifully appointed en suite bathroom.

Further benefits include a utility room, excellent built-in storage throughout and a recently added garden studio providing an ideal workspace or additional recreational space.

Location:

Akehurst Street is a quiet residential road in West Putney with no through traffic. The property is well positioned for the open spaces of Putney Heath and Wimbledon Common, while Richmond Park is also within easy reach.

The amenities of Putney, Barnes, East Sheen and Wimbledon are all nearby, offering a wide range of shops, cafés and restaurants. Numerous bus routes connect to mainline and underground stations and the A3 provides convenient access out of London towards the south-west.

- 100ft west-facing garden with side access
- Stunning open-plan kitchen, living and dining space opening onto the garden.
- 34ft lower ground floor cinema / games / gym room.
- Four/ five double bedrooms and three bathrooms including principal suite.
- Off-street parking and garden studio.
- Quiet West Putney Road close to Putney Heath and Wimbledon Common

Asking Price £2,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Wandsworth Council

Council Tax Band: H

Chestertons Putney Sales

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Lower Ground Floor

Approx Gross Internal Area 2880 Sq Ft - 267.55 Sq M

(Excluding Outbuilding)

Approx. Floor Area Including Restricted Heights 2972 Sq Ft - 276.10 Sq M

(Including Eaves Storage)

(Excluding Outbuilding)

Outbuilding Area 177 Sq Ft - 16.44 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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