



JAMES
ANDERSON



FOR SALE

Erpingham Road, London, SW15

£1,675,000

Guide Price

A beautifully refurbished and meticulously maintained four-bedroom period home, offering over 1700 sqft of elegant living space in the heart of prime West Putney.

Located on the highly sought after Erpingham Road, this exceptional freehold property blends timeless charm with tasteful modernisation, making it a perfect long term family home.

Upon entering, you're immediately struck by the care and attention to detail that has gone into preserving the home's original features, including high ceilings, ornate coving, feature fireplaces, picture rails, and period doors. The front reception exudes warmth and character, enhanced by newly installed AH Peck herringbone-engineered wood flooring, and flows effortlessly into a beautifully extended kitchen/dining room featuring sleek, contemporary units. French doors open directly onto a landscaped, east-facing garden, a secure, child friendly space ideal for outdoor dining and family life.

Upstairs, the property offers four bedrooms and two bathrooms arranged over two floors. The main bedroom spans the width of the house and benefits from dual sash windows flooding the space with natural light, along with bespoke fitted wardrobes. The top floor loft conversion offers flexible space that could be reconfigured or extended (STPP) to create a fifth bedroom, home office, or luxury principal suite. A cellar provides valuable storage, and the exterior has been recently repointed, complemented by a standout new front door.

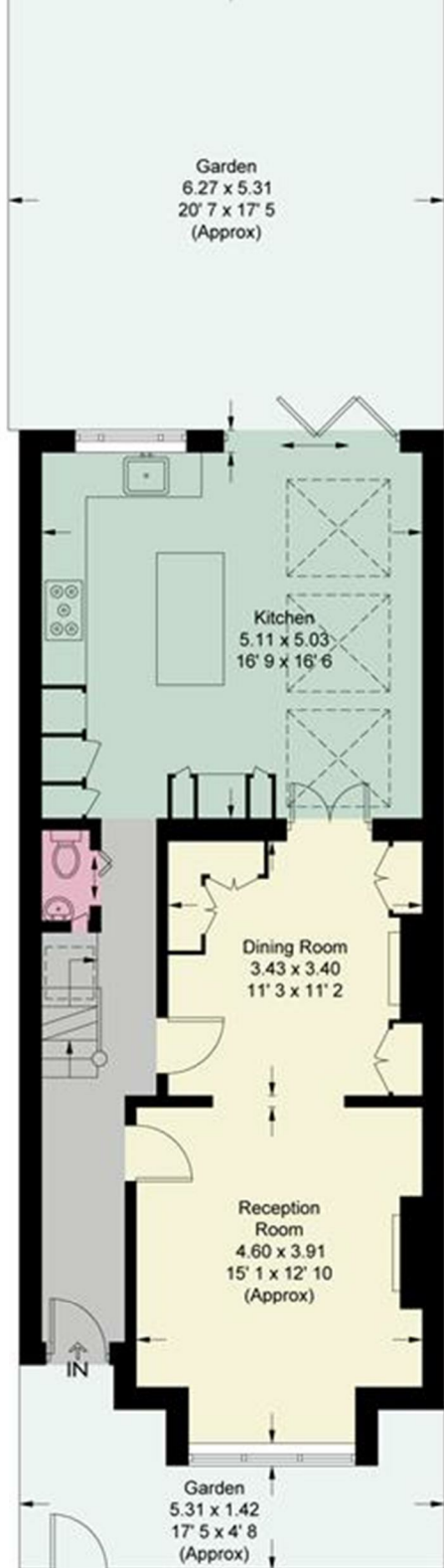
Situated just off the Lower Richmond Road, this location offers fantastic access to the River Thames, the green spaces of Putney Common, and excellent transport links via Putney Bridge Underground and Putney Mainline Station. The area is well served by local amenities, independent shops, cafés, and highly regarded schools including All Saints, St Mary's, Hotham Primary, and Oasis Academy.

Offered chain-free, this is a rare opportunity to secure a truly special home in one of West Putney's most desirable roads.

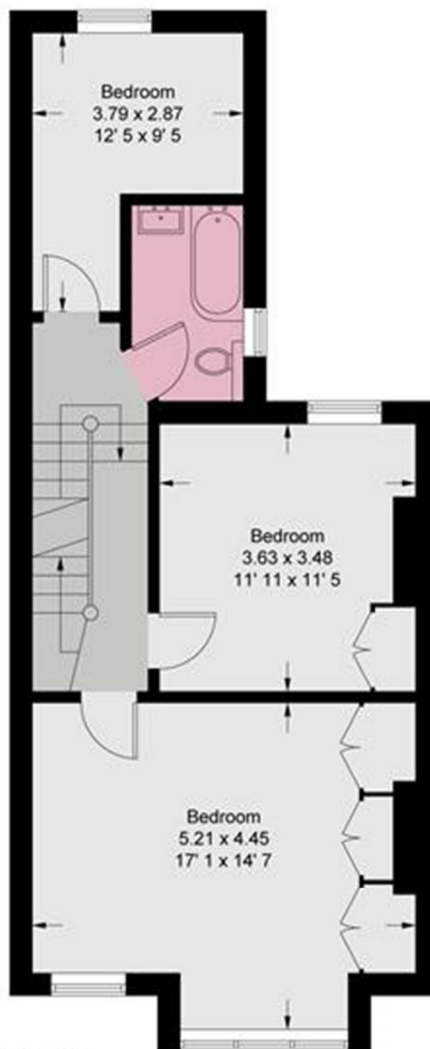


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

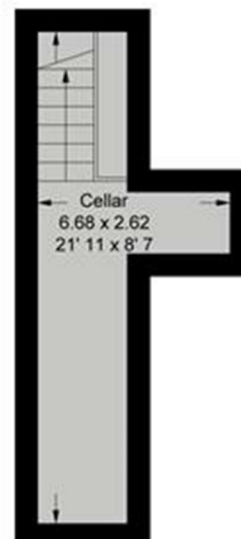
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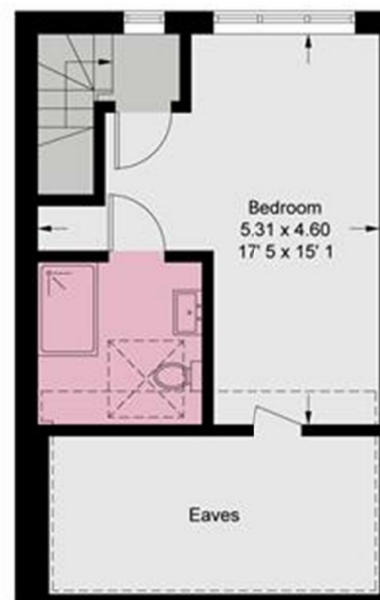
= Reduced headroom below 1.5m / 5'0



First Floor
601 sq ft / 55.8 sq m



Basement
100 sq ft / 9.3 sq m



Second Floor
381 sq ft / 35.4 sq m
(Including Reduced Headroom / Eaves)

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			
		60	77
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		

