WARREN

The Putney Estate Agent

## Montserrat Road, SW15

Approx. gross internal area 3708 Sq Ft. / 344.6 Sq M
Cellar Approx. gross internal area 279 Sq Ft. / 25.9 Sq M

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID936493)

The Property Ombudsman SALES

OFT Approved code

**DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.**
**•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.**
**•All measurements are approximate.**

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# Montserrat Road, London, SW15

A phenomenal double fronted detached house located in the heart of Putney and moments from Putney High Street. Finished to an exacting standard and offering over 3,700 square feet of beautifully designed living and entertaining space, the ground floor comprises an entrance hallway, three ample reception rooms, study, a fully extended kitchen/dining/family room with doors to the verdant garden, utility room, guest WC and cellar. To the upper floors there is the principal suite with private terrace, five further double bedrooms and four further bath/shower rooms. The garden has been thoughtfully designed with three patios and a parking space accessed via an electric gate and completed with an 55kw electric car charger. Montserrat Road is a highly sought after road, ideally located for all the amenities and transport Putney has to offer as well as being close to numerous highly regarded schools. Available mid September 2026.

- DOUBLE FRONTED DETACHED HOUSE
- KITCHEN/DINING/FAMILY ROOM
- FIVE BATH/SHOWER ROOMS
- SECURE OFF-STREET PARKING WITH 55kw CAR CHARGING
- EPC C
- THREE RECEPTION ROOMS
- SIX BEDROOMS
- VERDANT GARDEN
- PRIME LOCATION
- COUNCIL TAX BAND G

Per Month

**£8,400 Per Month**

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