

# MALLARD

Bective Road, SW15

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A beautifully composed Victorian maisonette on one of East Putney's most distinguished residential streets.

Bective Road, SW15

£795,000 | 1,027 sq ft





Light-filled interiors,  
beautifully balanced  
proportions and an  
exceptional sense of  
calm throughout.

Bective Road, SW15

Positioned on arguably East Putney's most desirable tree lined street, this exceptional split level Victorian apartment combines elegant period character with a calm contemporary finish, beautifully arranged across two immaculate floors.





Turnkey, design-led  
and quietly refined — a  
home where every  
detail feels considered.

## Bective Road, SW15

The property is crowned by a striking loft suite with a luxurious en suite bathroom, creating a rare turnkey opportunity in the heart of prime East Putney.

The approach is immediately impressive; a handsome Victorian façade framed by decorative arched brickwork, traditional iron railings and original tiled flooring creates a wonderful first impression. Occupying the upper floors of an attractive period building shared by just two apartments, the property also benefits from a share of freehold, with no service charge or ground rent payable.

Internally, the first floor unfolds into a wonderfully bright open plan reception space where afternoon light pours through the sash bay window, enhancing the sense of volume and warmth throughout. Solid engineered timber flooring runs underfoot, complemented by a refined contemporary kitchen with stone worktops, integrated appliances and carefully considered finishes throughout.

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EPC Rating  
D

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Council Tax Band  
D

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### Leashold Details

Share of freehold  
101 years remaining on the lease  
No service charge

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Also positioned on this level is a beautifully presented double bedroom with fitted wardrobes and a lovely green outlook to the rear, alongside a stylish modern shower room finished in a restrained, neutral palette.

Occupying the upper floor is the standout principal suite; an exceptional loft conversion with vaulted ceilings, extensive fitted eaves storage and large Velux windows drawing natural light deep into the space.

The adjoining en suite bathroom offers both a separate bath and walk-in shower, creating a luxurious and beautifully composed principal floor.

## Features

### Beautiful Open Plan Reception Space

Flooded with natural light through large sash windows, with solid engineered timber flooring and elegant proportions throughout.

### Exceptional loft suite

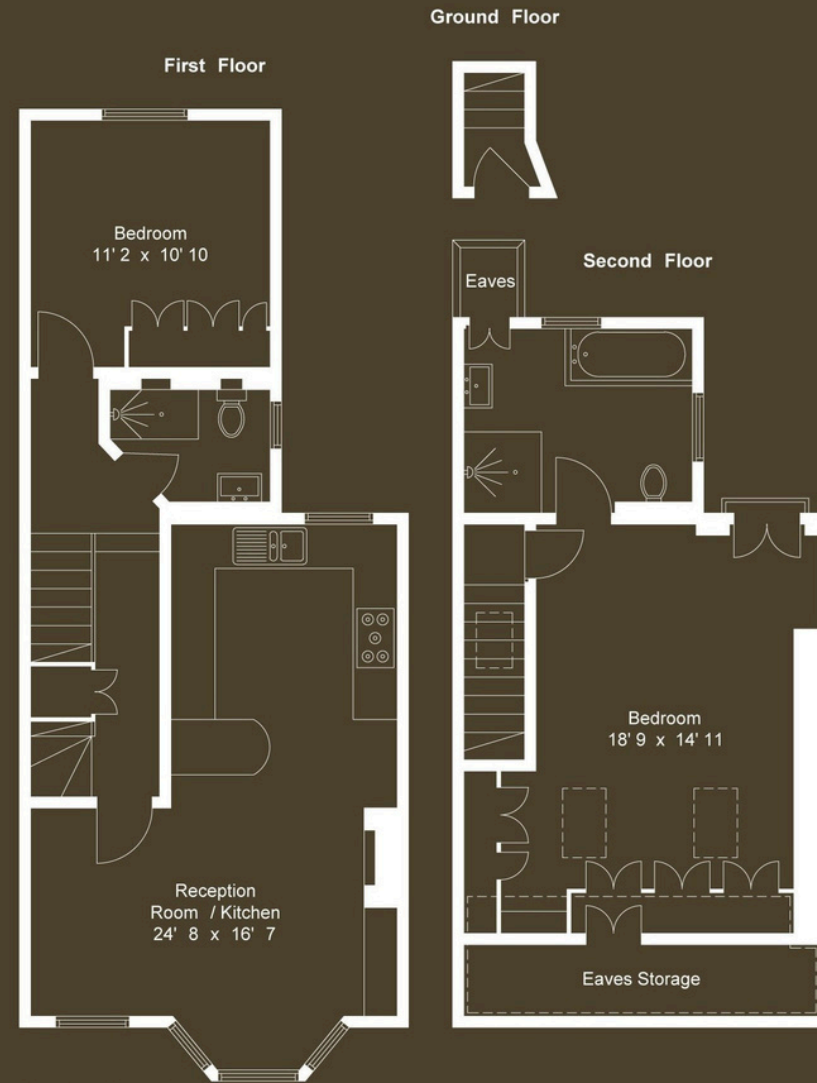
A striking upper floor principal bedroom with high ceilings, extensive fitted storage and a luxurious en suite bathroom.

### Prime Putney position

Moments from East Putney Underground Station, Putney Mainline and an excellent collection of cafés, restaurants and green open spaces nearby.

Calm, understated interiors with a strong emphasis on light, texture and simplicity.





**Bective Road**

Approximate Gross Internal Area = 947 sq ft / 88 sq m  
(Excluding Reduced Headroom / Eaves Storage)  
Ground Floor = 15 sq ft / 1.4 sq m  
First Floor = 580 sq ft / 53.9 sq m  
Second floor = 352 sq ft / 32.7 sq m  
Reduced Headroom / Eaves Storage = 80 sq ft / 7.4 sq m  
Total = 1027 sq ft / 95.4 sq m

Bective Road, SW15

East Putney continues to be one of South West London's most enduringly popular neighbourhoods, admired for its balance of connectivity, green space and strong architectural character. Bective Road is particularly sought after, positioned moments from Wandsworth Park, the River Thames and Putney's excellent transport connections into central London.

The area is home to an increasingly refined collection of independent cafés, restaurants and local boutiques, alongside the everyday convenience of Putney High Street and Upper Richmond Road. East Putney Underground and Putney Mainline Station are both within easy walking distance, making the location especially attractive for professionals seeking both calm surroundings and fast access into the city.

A beautifully balanced home combining architectural character, natural light and effortless modern living



# Book a viewing

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