



JAMES  
ANDERSON



## FOR SALE

**£1,200,000**

Pentlow Street, Putney, SW15

Guide Price

Located moments from the River Thames this rare to the market beautifully presented family homes provides ample living space spread over three floors while offering a sunny rear garden and an allocated parking space which is an added luxury in West Putney.

As you step through the spacious hallway there is immediate access to the high specification handmade kitchen area with breakfast bar seating while leading to the open plan reception area with wood burning stove.

The conservatory leads directly to the private and secluded sunny west facing rear garden which provides a seating area for entertaining while offering high quality astro-turf for low maintenance.

In addition there is a separate WC & utility space.

Upstairs provides four double bedrooms with one en-suite bathroom and a three piece bathroom suite with two sinks. Two of the bedrooms provide ample built in storage while the property benefits further from the opportunity to extend into the spacious loft where planning permission had previously been granted.



Four Spacious Bedrooms



Two Three Piece Bathrooms, One WC with Wash Hand Basin



Bright & Airy Reception Room Suited For Entertaining



Modern Handmade Fitted Kitchen



EPC Rating - D



Excellent Transport Links Nearby



Moments From Highly Regarded Schools



Highly Desirable Location Near The River Thames



Sunny Garden Suited For Al-Fresco Dining



Easy Access To Local Shops & Putney High Street



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

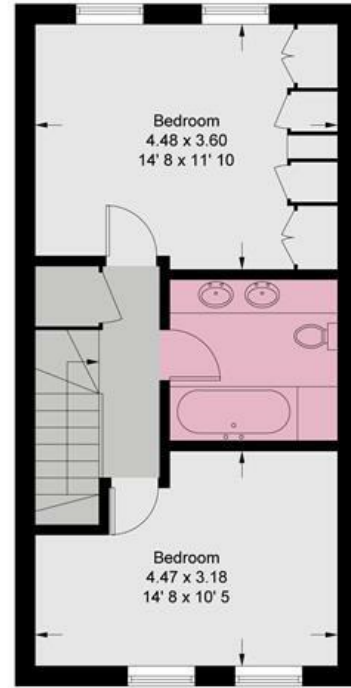
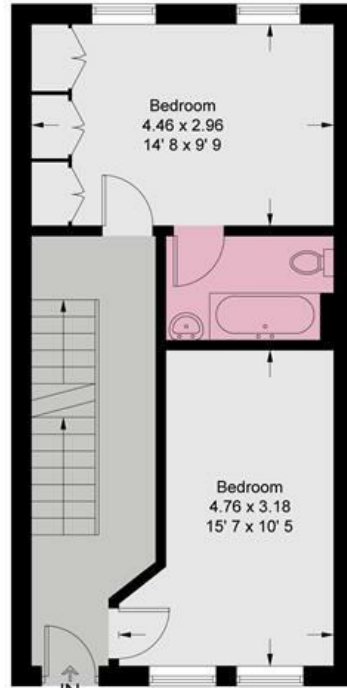
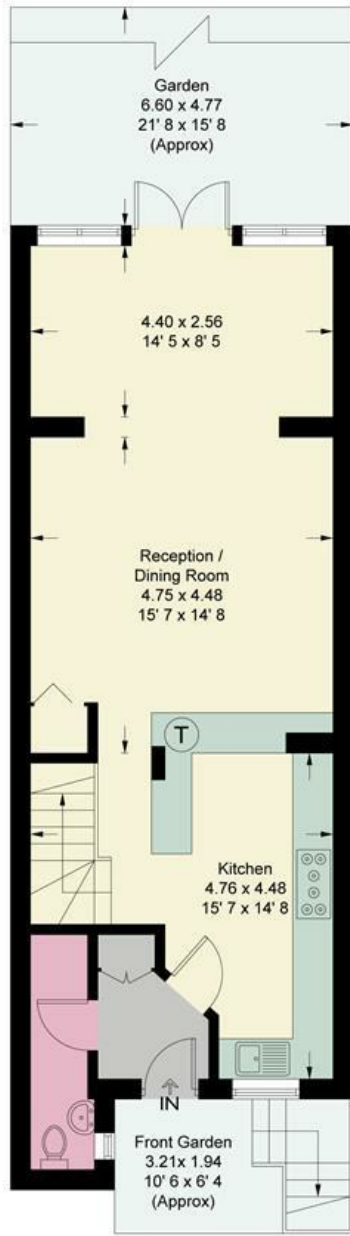
020 8788 6611

# The Terrace

Approximate Gross Internal Area = 1545 sq ft / 143.5 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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