



**JAMES  
ANDERSON**

Pleasance Road  
Putney SW15  
Guide Price £750,000



## Pleasance Road Putney SW15

Set within the exclusive Grade II Listed gated development of Putney Park House, this fantastic two double bedroom high specification duplex apartment truly offers the WOW factor while providing a wide range of period features combined with a modern interior while offering idyllic views across the exceptional manicured grounds.

Offering over 1100sqft this stylish, rare to the market country feel apartment is one not to miss!

As you step through the front door you are immediately presented with plenty of natural light while leading to an excellent sized modern kitchen with integrated appliances, a spacious reception room suited for entertaining overlooking the grounds and WC with wash hand basin.

Downstairs provides two excellent sized bedrooms with ample storage space alongside an en-suite shower room and an en-suite bathroom.

The property boasts fabulous views over the beautiful communal gardens, which offers the perfect setting for entertaining and al-fresco dining.

Located off Pleasance Road in the Dover House conservation area, Putney Park House benefits from established communal ground which can be enjoyed by residents, as well as unofficial off-street parking.

Barnes mainline station is only 0.7 miles away, with Putney High Street and East Putney Underground station also nearby.

Tenure - (Leasehold - 993 years)  
Service Charge - Circa £1950 P.A  
EPC Rating - C  
Council Tax Band - F





Calendar and notes on the refrigerator.

Handwritten note on the refrigerator:  
I the no go into to  
me we be you was are  
she he they her said my  
like have those all do so  
come some more little of me  
what out from about  
your











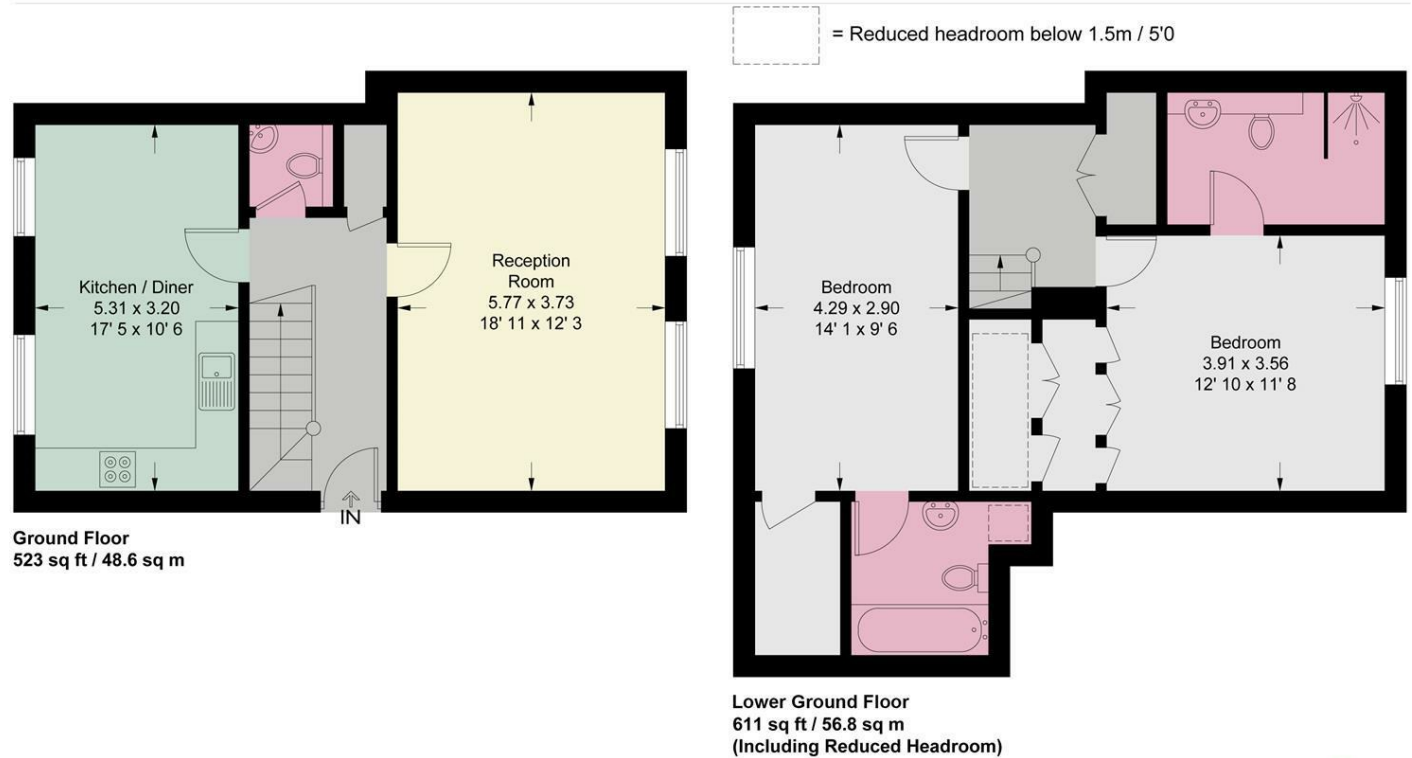






## Putney Park House

Approximate Gross Internal Area = 1113 sq ft / 103.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 21 sq ft / 2 sq m  
Total = 1134 sq ft / 105.4 sq m



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.





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