



**JAMES  
ANDERSON**



## FOR SALE

**£750,000**

Pleasance Road, Putney, SW15

Guide Price











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.

-  Two Double Bedrooms
-  Two Bathroom Suites
-  Spacious Lounge Overlooking The Grounds
-  Fitted Kitchen / Breakfast Area
-  EPC Rating -
-  Easy Access For Transport
-  Within Catchment For Highly Regarded Schools
-  Quiet & Peaceful Location
-  Moments From Green Open Spaces
-  Rare To The Market - Grade II Listed Building

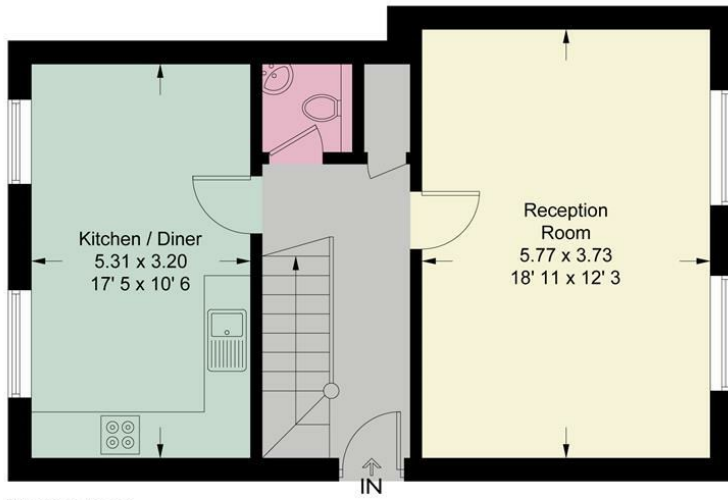


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

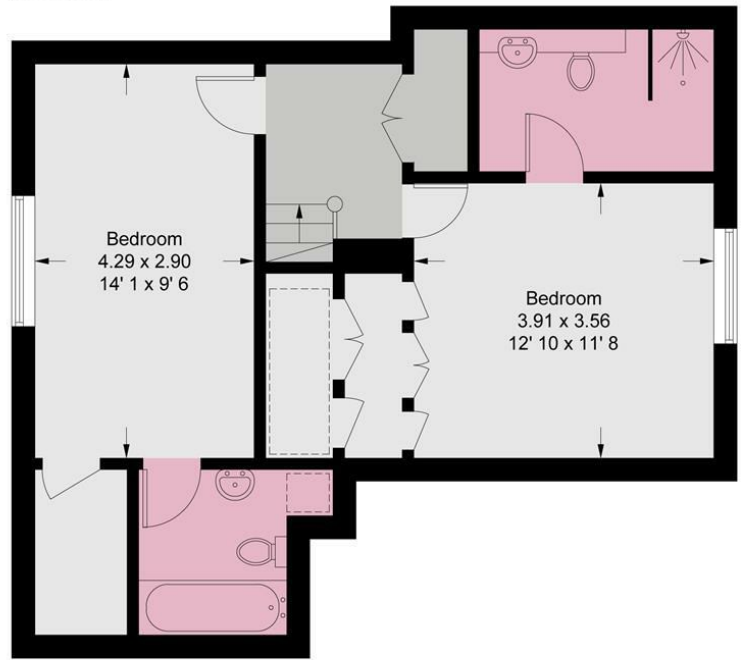
# Putney Park House

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



**Ground Floor**  
523 sq ft / 48.6 sq m

= Reduced headroom below 1.5m / 5'0



**Lower Ground Floor**  
611 sq ft / 56.8 sq m  
(Including Reduced Headroom)

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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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