



**JAMES
ANDERSON**

Quill Lane
Putney SW15
Guide Price £750,000



Quill Lane Putney SW15

This charming two bedroom split level conversion apartment offers a delightful blend of period character and modern convenience, ideally situated on a quiet and peaceful road in West Putney whilst being superbly located for Putney High Street. Having undergone a full refurbishment this home is a real show stopper and an incredibly rare find while offering spacious accommodation and outside space in abundance.

With high ceilings, period features and natural light streaming through, the apartment serves as a great space to relax or entertain in style. The first floor offers a spacious light filled reception room, newly fitted Howdens kitchen, double bedroom with en-suite shower room and direct access to a secluded balcony. The second floor provides an excellent sized bedroom with plenty of storage and three piece bathroom suite with access to the sunny roof terrace surrounded by trees and gardens, and offering the perfect setting to enjoy the upcoming summer evenings.

The flat has been subject to extensive refurbishment including energy efficient measures with new double glazed sash windows to be installed over the summer helping to achieve a high EPC C rating, unusual for a period property. The refurbishment includes a high specification German mechanical heat recovery ventilation (MVHR) system.

Quill Lane is an idyllic pedestrian street located in prime West Putney. It is exceptionally quiet with no-through traffic yet within a few minutes walk of the comprehensive transport links and many amenities of central Putney.

EPC Rating - C
Council Tax Band - D
Tenure - Leasehold - 107 Years Remain
Service Charge - £0 P/A
Ground Rent - £100 P/A







Upper kitchen cabinets in a light cream color, featuring a mix of single-door and double-door units. A corner cabinet on the right includes an open shelving unit with a floral-patterned bowl on the top shelf and a small potted plant on the bottom shelf.

White countertop with a white subway tile backsplash. Items on the counter include a silver kettle, a white rice cooker, a glass bowl, and a wooden rolling pin. A white paper towel holder is also visible.

Lower kitchen cabinets in a light cream color, featuring a black oven with a silver handle and control panel. The cabinets have a simple, clean design with round knobs.

A dining table with a blue top and wooden legs, accompanied by wooden chairs. The table is positioned in the foreground, partially obscuring the view of the kitchen.

A white light switch on the wall to the right of the kitchen counter.





what we love

"Quill Lane is one of those distinctive, sought after roads in a hugely convenient location. It has the feeling of a mews though open at both ends. Only 5-10 mins from multiple supermarkets, Putney station, the river and Putney Common. Or a lovely half hour stroll over the commons to Barnes and a bit further to Richmond Park.

The flat has a particularly appealing configuration and mix of spaces. Sun streams through the front making the sitting room a wonderfully light, sunny room whilst the upstairs loft bedroom feels like a modern studio.

The terrace is an amazing sun trap and has always been my favourite thing about the flat."

Current Owner

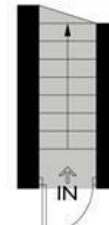






Quill Lane

Approximate Gross Internal Area = 768 sq ft / 71.4 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 126 sq ft / 11.7 sq m
Total = 894 sq ft / 83.1 sq m



Ground Floor
20 sq ft / 1.9 sq m



First Floor
516 sq ft / 47.9 sq m



Second Floor
358 sq ft / 33.3 sq m
(Including Reduced Headroom / Eaves)





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