



**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























# 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*











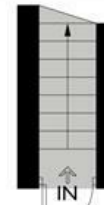


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Approximate Gross Internal Area = 768 sq ft / 71.4 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 126 sq ft / 11.7 sq m  
Total = 894 sq ft / 83.1 sq m



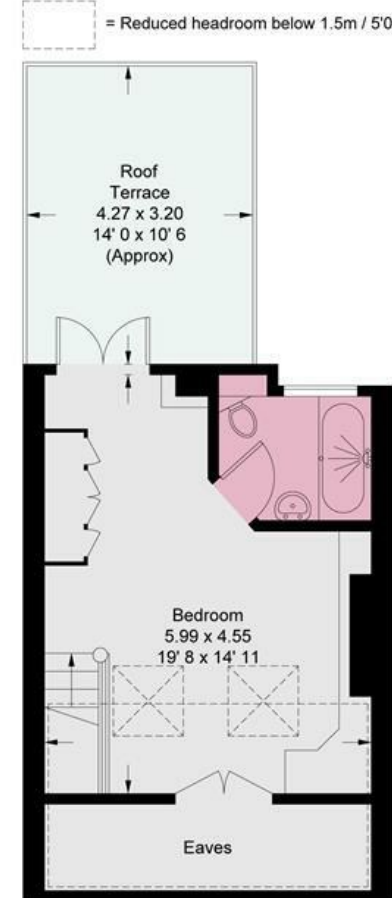
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Ground Floor  
20 sq ft / 1.9 sq m



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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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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