



**JAMES  
ANDERSON**

Sefton Street  
London SW15  
Guide Price £1,000,000



## Sefton Street London SW15

We are delighted to welcome to the market a three bedroom Victorian cottage located in Sefton Street, SW15 1LZ, a highly desirable road in West Putney very close to the common and river Thames.

This charming property offers around 1000 sqft of internal living space and is offered to the market chain free.

Accommodation comprises of two reception rooms, sizeable kitchen, downstairs WC with wash hand basin and a secluded private garden. Upstairs features three bedrooms and a family bathroom suite.

This home does also have potential to extend into the loft space to create another bedroom and bathroom (STTP) with accommodation increasing to over 1500sqft.

Properties in this location are becoming very hard to find in West Putney so viewings are highly recommended.

Sefton Street is situated in the heart of West Putney and affords easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten minute walk away. There are numerous local bus routes providing easy access into the City, West End and the River Thames Embankment is a short walk from this charming property.

Tenure - Freehold  
Council Tax Band - F  
EPC Rating - D



















# Sefton Street

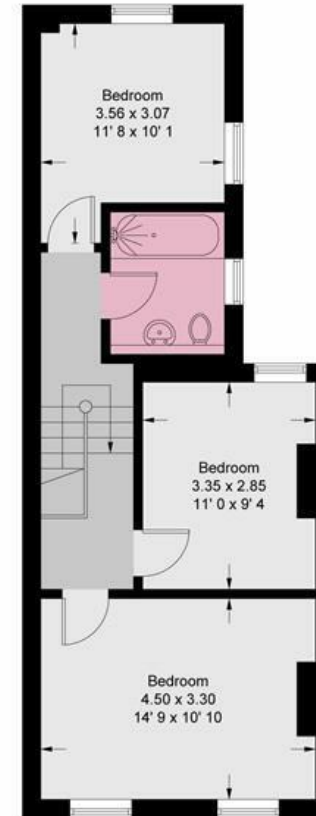
Approximate Gross Internal Area = 1057 sq ft / 98.2 sq m



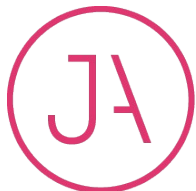
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Ground Floor  
532 sq ft / 49.4 sq m



First Floor  
525 sq ft / 48.8 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.





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