



**JAMES  
ANDERSON**



## FOR SALE

**£1,150,000**

Sefton Street, London, SW15

Guide Price

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



Three Spacious Bedrooms



Upstairs Bathroom Suite & Downstairs WC



Double Reception Room



Large Kitchen/Breakfast Room



EPC Rating - TBC



Excellent Transport Links Nearby



Within Catchment For Highly Regarded Schools



Prime West Putney Location Near Green Open Spaces



Moments From River Thames



Chain Free & Potential To Extend (STPP)



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

020 8788 6611

# Sefton Street

Approximate Gross Internal Area = 1057 sq ft / 98.2 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.



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
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| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

