



**JAMES
ANDERSON**



FOR SALE

Sefton Street, London, SW15

£1,000,000

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.



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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