



**JAMES
ANDERSON**



FOR SALE

£700,000

Highlands Heath, Putney, SW15

Guide Price

Comprising four double bedrooms, the centrepiece is the large drawing room overlooking the trees with the original Art Deco fireplace. The kitchen has been designed to maximise the surface areas with the double oven and recessed ceiling-height storage complementing airy open shelving and the dishwasher, washer/dryer and separate fridge/freezers all within reach. The family bathroom includes the carefully restored Art Deco bath and separate shower, plus there's a second separate loo for guests, which also features new Kahrs flooring.

With extensive private gardens, two secure bicycle stores, two tennis courts, two squash courts and off-street parking, garaging is also available. The smart zero emissions electric heating and hot water system from Rointe enables each area of this home's temperature to be adjusted independently (including from a phone/tablet), with the household bills now lower than both the communal system it replaced and neighbouring properties. Insulation has been installed over the roof, walls, floors and even within the curtains, so it's cosy all year round.

This charming home enjoys uninterrupted views of the treetops is available with no onward chain.

Putney Village is one of our area's best kept secrets. With the world's second oldest cricket club alongside The Telegraph Pub, it is inside both a Site of Special Scientific Interest and a Special Area of Conservation.



Four Double Bedrooms



Two Bathrooms Suites



Spacious Reception Room to Dine Overlooking The Heath



Newly Fitted Kitchen



EPC Rating D Council Tax Band F



Close To A Variety Of Transport Links



Within Catchment To Highly Regarded Schools



Highly Desirable Quiet & Peaceful Location



Sold with 993 year Lease Extension and Vacant Possession



Third Floor Penthouse, Extensive Private Gardens, Off-Street Parking, Lift, Tennis & Squash Courts



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Floor Plan

Portsmouth Road, London, SW15
 Total floor area 108.0 sq. m. (1,162 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

