



**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 Bedrooms



Two Bathrooms Suites



Spacious Reception Room With Space To Dine



Newly Fitted Kitchen



EPC Rating - D



Close To A Variety Of Transport Links



Within Catchment To Highly Regarded Schools



Highly Desirable Quiet & Peaceful Location



Let as 3 year AST from 26/07/2023 to 25/07/2026 < £3500 PCM



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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