



**JAMES
ANDERSON**



FOR SALE

Greenstead Gardens, London, SW15

£800,000

Offers In Excess Of

This rare to the market, stylish family home has been meticulously refurbished by the existing owner while offering ample living space suited for entertaining and a leafy, peaceful and private location in the highly regarded Greenstead Gardens.

Refurbished and lovingly cared for by the existing owner, this lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals, while the home is located on a neat corner plot.

Downstairs the property benefits from a comfortable living room and a beautiful kitchen/diner with doors leading to a sunny rear garden, while the study offers a multi use option alongside the highly functional utility room.

Upstairs there are three bedrooms and a large family bathroom. Additional benefits include ample storage space and further potential to extend (STPP)

A viewing is highly recommended for a home of this calibre.




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

020 8788 6611



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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	