



JAMES
ANDERSON



FOR SALE

Festing Road, Putney, SW15

£1,625,000

Guide Price

This rare-to-market Victorian family home offers generous living space and is ideally situated just moments from the River Thames, directly opposite Leaders Gardens with its picturesque views.

Festing Road is one of West Putney's most sought-after riverside roads, and we highly recommend arranging a viewing.

The property has been meticulously cared for by its current owner and retains a wealth of original period features while complementing them with high-quality styling throughout.

The home comprises three spacious double bedrooms and a three piece suite bathroom on the first floor. On the ground floor, you'll find a bay-fronted double reception room, a cloakroom, and a large kitchen extension with an island and side return, perfect for entertaining. The secluded garden is not overlooked, offering privacy and tranquillity while the home offers further potential to be extended (STPP)



Three Double Bedrooms



Double Reception



Kitchen/breakfast Room



Utility Room



Private Garden



River Road



No Onward Chain



Loft Potential

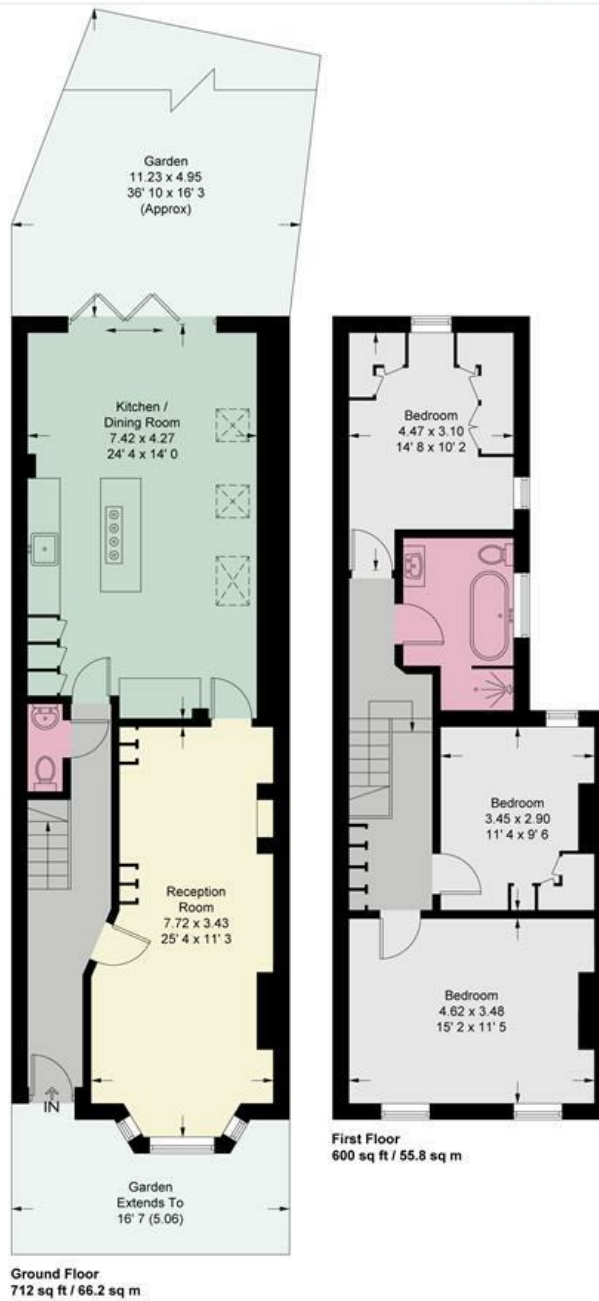


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Festing Road

Approximate Gross Internal Area = 1312 sq ft / 122 sq m



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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