



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)

Owner Comments:

-  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

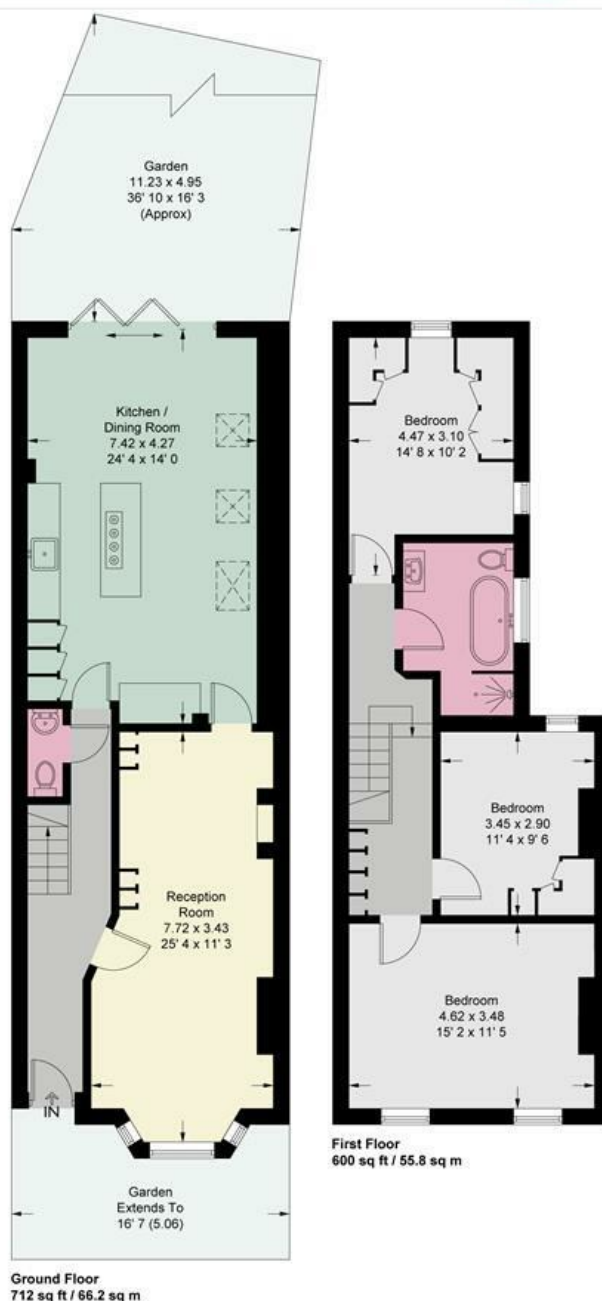
020 8788 6611

# Festing Road

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



JAMES  
ANDERSON



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

