



**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)

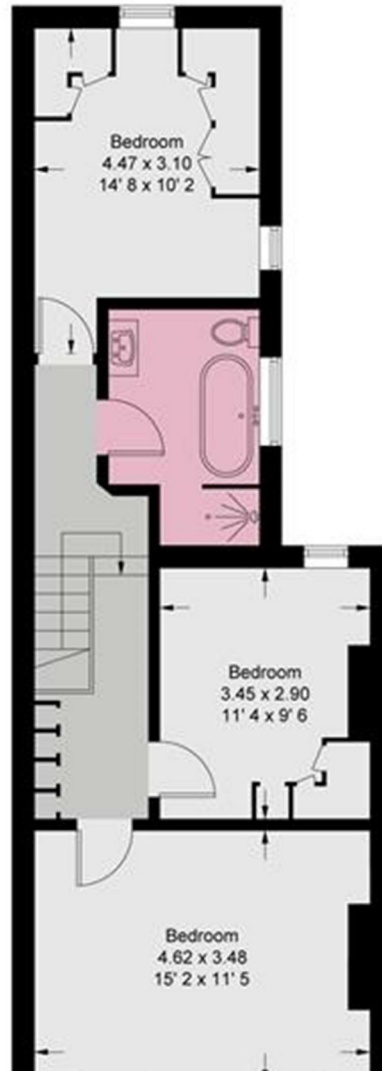
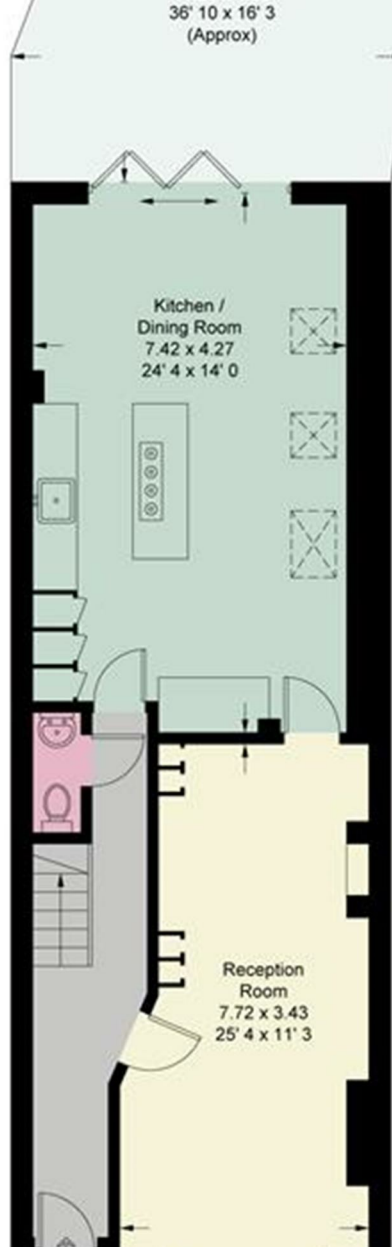
-  Three Double Bedrooms
-  Double Reception
-  Kitchen/breakfast Room
-  Utility Room
-  Private Garden

-  River Road
-  No Onward Chain
-  Loft Potential
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020 8788 6611



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		
(39-54) E		
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