



**JAMES
ANDERSON**



FOR SALE

£1,395,000

Putney Hill, London, SW15

Step into timeless elegance at this one-of-a-kind, 2000+ Sq ft ground floor apartment within St. Ronan's, a distinguished detached Victorian house built circa 1872. Located on Putney Hill and opposite the picturesque Putney Common, this expansive residence combines period grandeur with modern comfort.

This impressive home boasts four generous double bedrooms, the principal bedroom benefits from a dressing area and En-suite bathroom. There are two other bathrooms as well as a guest toilet. Additionally, there is a vast first-floor lofted space measuring 697 Sq ft which is ideal for storage. Highlights include a impressive former billiard room with a marble fireplace and stunning mahogany wood panelling; a magnificent focal point that exemplifies the home's storied charm. Throughout, tall ceilings and ornate period details amplify the sense of space and elegance. There is a large dining room, spacious hallway and a modern kitchen providing access to the communal garden.

Further amenities include a garage, meticulously maintained communal grounds, and a unique combination of privacy and accessibility in this coveted location. This residence offers an extraordinary opportunity to own a slice of history, ideal for discerning buyers seeking character, style, and comfort.



Four double bedrooms



Three bathrooms



Outstanding reception room



Modern fitted kitchen and a large separate dining room



2043 Sq ft internal living space



697 Sq ft first floor loft space for storage



Single garage



Communal gardens



Incredibly rare opportunity to purchase



EPC rating D - Council tax band ?? - Share of freehold



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

0208 785 4400

St. Ronans

Approximate Gross Internal Area = 2043 sq ft / 189.8 sq m

(Excluding Loft / Reduced Headroom)

Loft / Reduced Headroom = 697 sq ft / 64.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 2876 sq ft / 267.2 sq m



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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			81
(81-91) B			
(69-80) C			
(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	

