



**JAMES
ANDERSON**

Erpingham Road
London SW15
Guide Price £1,850,000



Erpingham Road London SW15

A spectacular four bedroom, three bathroom family home located on Erpingham Road, a prime West Putney location.

Measuring 1942 Sq ft, this stunning property has been completely extended, renovated and re-modelled by the current owners combining classic Victorian architecture with modern luxury.

The accommodation is set over three floors, the ground floor features a beautiful designed living room highlighting many period features which includes plantation shutters and a window seat. Just off the hallway is a practical utility room, W.C and a cellar for additional storage. At the rear of the property is the kitchen/diner, a fabulous space to entertain for families with large sliding glass doors leading to the garden.

Upstairs on the first floor are three double bedrooms and a family bathroom. The bedroom at the front of the property is flooded with natural light and benefits from built in wardrobes with an En-suite shower room. The principal suite occupies the second floor and is a real show stopper. It has a huge bedroom, a dressing area and a wonderful bathroom complete with a stone bathroom, twin vanity unit and walk in shower.

Erpingham Road is located just off the Lower Richmond Road in the heart of West Putney with easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten-minute walk away. There are numerous local bus routes providing easy access into the City, West End. The River Thames Embankment is a short walk from this charming property.

Freehold
EPC rating ***
Council tax band G
Moments from All Saints, St Marys, Hotham Primary School and Oasis Academy
No onward chain



















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Approximate Gross Internal Area = 1876 sq ft / 174.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 66 sq ft / 6.1 sq m
Total = 1942 sq ft / 180.5 sq m



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