



**JAMES
ANDERSON**



FOR SALE

£650,000

Rotherwood Road, Putney, SW15





Price Guide






A 750 Sq ft one bedroom first floor flat in with full permission to extend in Rotherwood Road, a prime river road in one of the most desirable locations in West Putney. The property is much larger than an average one bedroom flat, it has a large reception room, eat-in kitchen diner, utility room and large shower room. It benefits from a combination boiler, sash windows, lots of storage including loft access and an internal staircase leading to a shared garden. The shared garden benefits from a storage shed, bike store and side access.

Planning application 2023/0436. Planning permission to convert and extend the loft space into two bedrooms, a bathroom and roof terrace.

Rotherwood 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.

Leasehold 148 years remain

-  One Bedroom
-  Large Modern Shower Room
-  Wide Reception Room
-  Modern Kitchen / Dining Room
-  EPC D / Council Tax D

-  Next to Putney Embankment
-  Outstanding Schools Close By
-  Shared Garden, Side Access
-  Planning Permission to extend
-  Planning application 2023/043



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

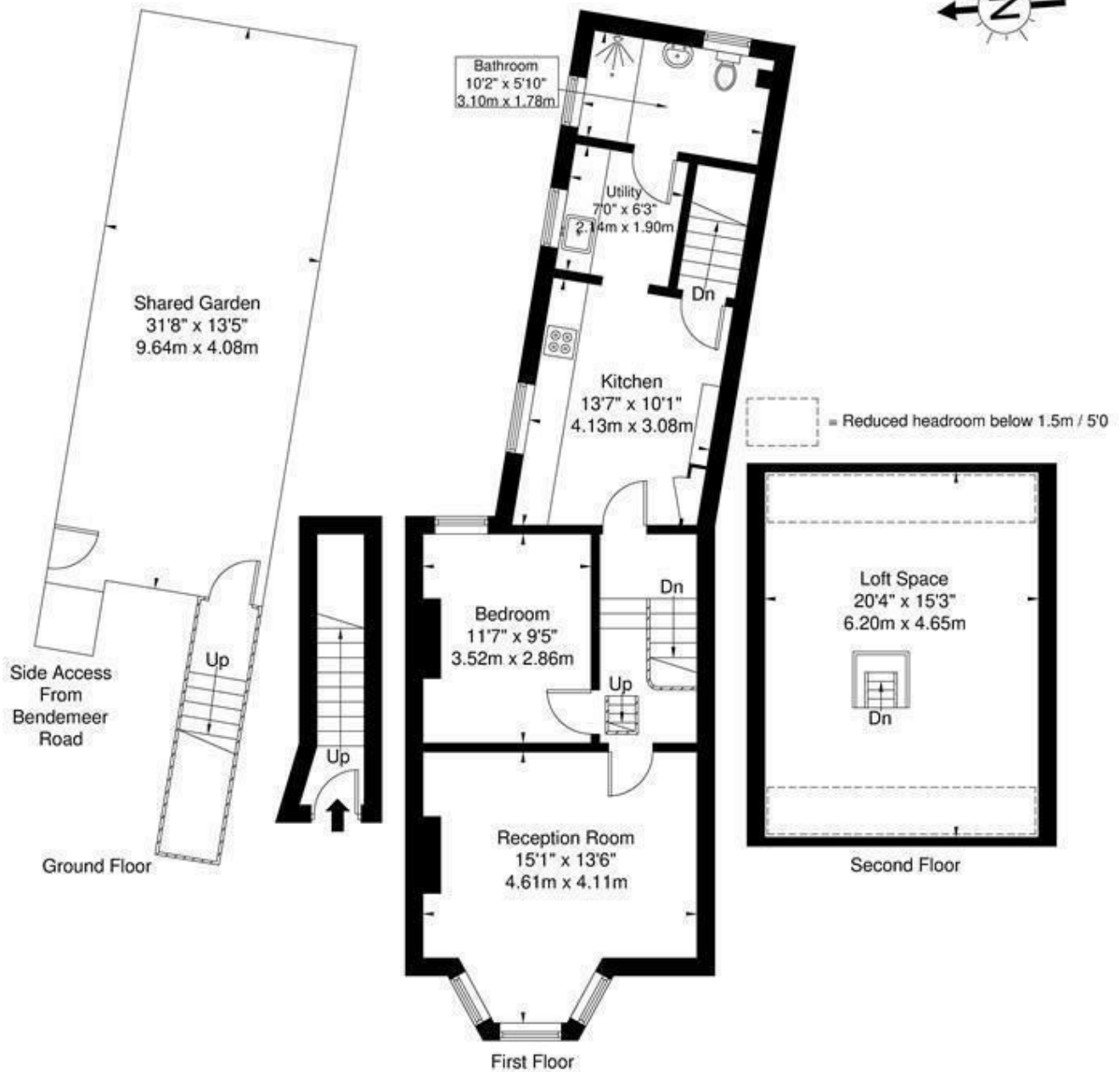
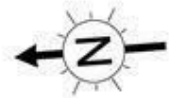
020 8788 6611

Rotherwood Road Putney SW15 1JZ

Approx. Gross Internal Area = 69.7 sq m / 750 sq ft

Loft Space Internal Area = 28.8 sq m / 310 sq ft

Total = 98.5 sq m / 1060 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	65	71

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			
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