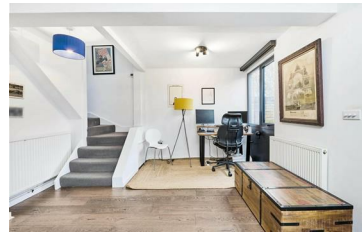




**JAMES  
ANDERSON**



**FOR SALE**

**£1,195,000**

## Rayners Road, London, SW15

Nestled in the tranquil cul-de-sac of Rayners Road, Putney, this beautifully renovated terraced house offers a perfect blend of modern living and classic charm. With three well-proportioned bedrooms and a stylish bathroom, this freehold property is ideal for a professional couple, a young family, or those looking to downsize.

As you enter, you are greeted by an inviting reception room that flows seamlessly into a stunning kitchen extension. The open-plan design creates a spacious and airy atmosphere, perfect for entertaining or enjoying family time. The high specification finishes and elegant parquet flooring add a touch of sophistication to the home, making it a delightful space to live in.

The property also features a dedicated study/play area, providing a quiet nook which is increasingly important in today's world. The rear access and garage offer practical solutions for storage and convenience, enhancing the overall appeal of this lovely home.

Situated in a sought-after location, this house benefits from a peaceful environment while still being close to local amenities and transport links. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a serene retreat from the hustle and bustle, this property is sure to meet your needs. Don't miss the opportunity to make this exquisite house your new home.

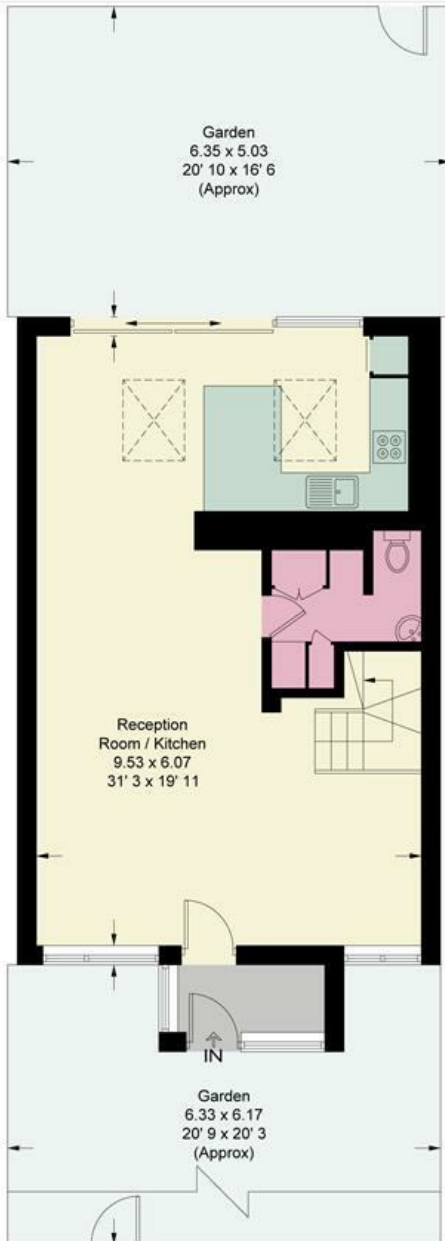


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

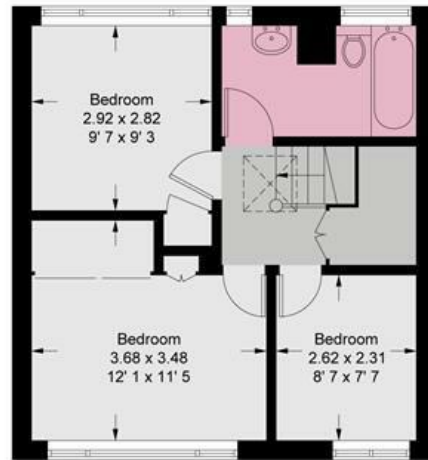
**0208 785 4400**

# Rayners Road

Approximate Gross Internal Area = 1240 sq ft / 115.2 sq m  
 (Including Garage)  
 Garage = 140 sq ft / 13 sq m



(Not Shown In Actual Location / Orientation)



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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</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		

