



**JAMES
ANDERSON**



FOR SALE

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

£1,850,000

Guide Price



Four Double Bedrooms



Three Bathrooms / Downstairs WC



Ample Living Space Suited For Entertaining



High End Fitted Kitchen



EPC Rating - C



Well Positioned For Transport Links



Within Catchment For Highly Regarded Schools



Prime West Putney Location Moments From Green Open Spaces



Walking Distance To River Thames



Refurbished To An Excellent Standard By The Current Owners



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

020 8788 6611

Erpingham Road

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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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		
(81-91) 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	

