



**JAMES
ANDERSON**



FOR SALE

£630,000









Bendemeer Road, Putney, SW15

Guide Price

Situated on a prime river road in West Putney is this charming ground floor two double bedroom Victorian garden flat presented in beautiful condition with spacious living accommodation suited for entertaining.

This stunning property has been sympathetically re-modelled in recent years and provides a fantastic space to entertain. Bedroom 1 is a great size and offers a feature fire place and bay window. This leads through to the light and spacious, split level, open plan living space which is followed by a fitted kitchen leading to the garden via french doors. There is also a modern bathroom and another double bedroom to the rear with further storage space.

Bendemeer Road offers a great balance of urban convenience and green space. The area is well-connected to central London with easy access to Putney Train Station and multiple bus routes, making commuting quick and convenient. Putney is known for its beautiful parks, such as Putney Heath, Wandsworth Park, and the Thames Path, providing ample outdoor activities. The area also boasts a variety of local amenities, including shops, cafes, and restaurants along Putney High Street. With its quiet, residential feel, Bendemeer Road offers a peaceful environment while still being close to the city, making it ideal for families, professionals, or anyone looking for a relaxed lifestyle. The neighbourhood has a strong sense of community, with events and activities that bring together a diverse mix of residents. Additionally, good schools and day-care centres make it an attractive area for families.

-  Two Double Bedrooms
-  Modern Bathroom
-  Stunning Reception Room With Many Period Features
-  Beautiful Fitted Kitchen/Diner
-  Ground Floor Victorian Garden Flat
-  Amazing Transport Links
-  Outstanding Local Schools
-  Long Leasehold
-  Prime River Road In West Putney
-  Shared Garden



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

020 8788 6611

Bendemeer Road

Approximate Gross Internal Area = 564 sq ft / 52.4 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 17 sq ft / 1.6 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

