



**JAMES
ANDERSON**

Festing Road
London SW15
Guide Price £1,950,000



Festing Road London SW15

This beautifully refurbished and extended period home on Festing Road offers a perfect blend of classic charm and modern sophistication. Located just moments from the River Thames and with views of the tranquil Leaders Gardens, the property boasts a stunning design that combines original period features with stylish, contemporary finishes and a modern layout.

The spacious interiors include an open-plan living area that flows seamlessly into a high-end kitchen, perfect for both everyday living and entertaining. Large windows flood the space with natural light, highlighting the elegant proportions and refined detailing throughout. The home has been thoughtfully extended to offer additional living space, with generous bedrooms, luxurious bathrooms, and ample storage throughout.

Outside, the property features a private garden, providing a serene outdoor retreat, ideal for relaxation or al fresco dining. With its prime location near the river, parks, and excellent local amenities, this exceptional home offers the ideal combination of convenience and elegance, making it an unmissable opportunity in one of Putney's most desirable locations.

EPC Rating - D

Council Tax Band - F

Tenure - Freehold















what we love

We designed the house with a family home in mind, focusing on personal rather than investment value. Every detail was meticulously considered, starting with stripping it back to brick, installing new floors, supporting beams, and plastering. We added space by extending the kitchen side return and the loft, which resulted in two additional bedrooms. The layout was redesigned to suit a modern lifestyle, incorporating a separate utility room and open-plan living areas. We replaced old lead piping with new water pipes, including from the mains, and upgraded utilities, installing underfloor heating, new boilers, and wiring where necessary. Gas and electric meters, as well as fuse boxes, were replaced, and the electrical fit-out included additional plug sockets in convenient spots, such as inside cupboards. During the renovation, we installed wood floors, tiles, and carpeting, and replaced the front door and patio doors to enhance natural light. The windows were updated with traditional sash wooden windows at the front to fit the area's character, while sleek metal-framed windows were used at the back, alongside three roof lights in the loft and two in the kitchen to maximize light. The living room was equipped with a gas fireplace, and we installed new doors, including pocket doors where necessary to optimize space. Throughout the home, new shutters and blinds were added. We increased the size of the family bathroom to include both a standalone bath and a separate shower. The principal bedroom features an ensuite with a waterfall shower and a dressing area. The loft was further enhanced with additional rooms, one of which has its own ensuite. Eaves storage was added both at the front and rear. Internally, all doors were replaced, along with new front and patio doors. Custom fitted cupboards and shelves were incorporated in the principal bedroom, loft rooms, utility room, and living room. The kitchen was redesigned with top-of-the-line appliances, including a Miele hob, double farmhouse sinks, Miele dishwasher, two Neff ovens (one steam), Neff American fridge freezer, a wine fridge, and a spice drawer. The utility room includes a Samsung washer and dryer, both plumbed in. Finally, we transformed both the front and rear gardens, working with a landscaper for the backyard to create beautiful outdoor spaces.



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Approximate Gross Internal Area = 1668 sq ft / 155 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 60 sq ft / 5.6 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.





78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

