



JAMES  
ANDERSON



## FOR SALE

Pleasance Road, Putney, SW15

Nestled within the prestigious Grade II Listed gated development of Putney Park House, this apartment seamlessly blends period charm with contemporary style, all while boasting picturesque views of the beautifully manicured grounds. Situated on the top floor, access is through the impressive entrance with a sweeping staircase. Upon entering, you'll find a spacious open-plan living/dining area flooded with natural light, perfect for both relaxation and entertaining. The apartment also features a separate kitchen with modern fittings, a sleek shower room, and a generously sized double bedroom with built-in wardrobes. Additionally, it offers exceptional storage space within the eaves.

Putney Park House, located on Pleasance Road in the Dover House conservation area of Putney, London SW15, is a Grade II listed building with a rich history. Originally a mid-Georgian house, it underwent significant expansion between 1837 and 1838 under the design of architect Decimus Burton for Robert Hutton. The original structure features a five-bay, two-storey north front with a slightly projecting central door, constructed of brick and painted with gauged, flat arches. The substantial stuccoed additions from the 19th century are in a stripped Greek Revival style.

The property is set within established communal grounds, offering residents a tranquil environment. It boasts convenient access to local amenities, with Barnes mainline station approximately 0.7 miles away, and both Putney High Street and East Putney Underground station nearby. The area is well-served by bus routes to Central London and the City, and offers easy access to the M25, Heathrow, and Gatwick Airports.

## £400,000

Offers In Excess Of



Superbly Sized Top Floor Period Apartment



Bathroom Suite



Stylish Open Plan Lounge



Fitted Kitchen



EPC Rating -



Easy Access To Transport



Close To Roehampton University



Quiet & Peaceful Location With Well Kept Grounds



Grade II Listed Building



Chain Free



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

020 8788 6611

# Putney Park House

Approximate Gross Internal Area = 1431 sq ft / 133 sq m

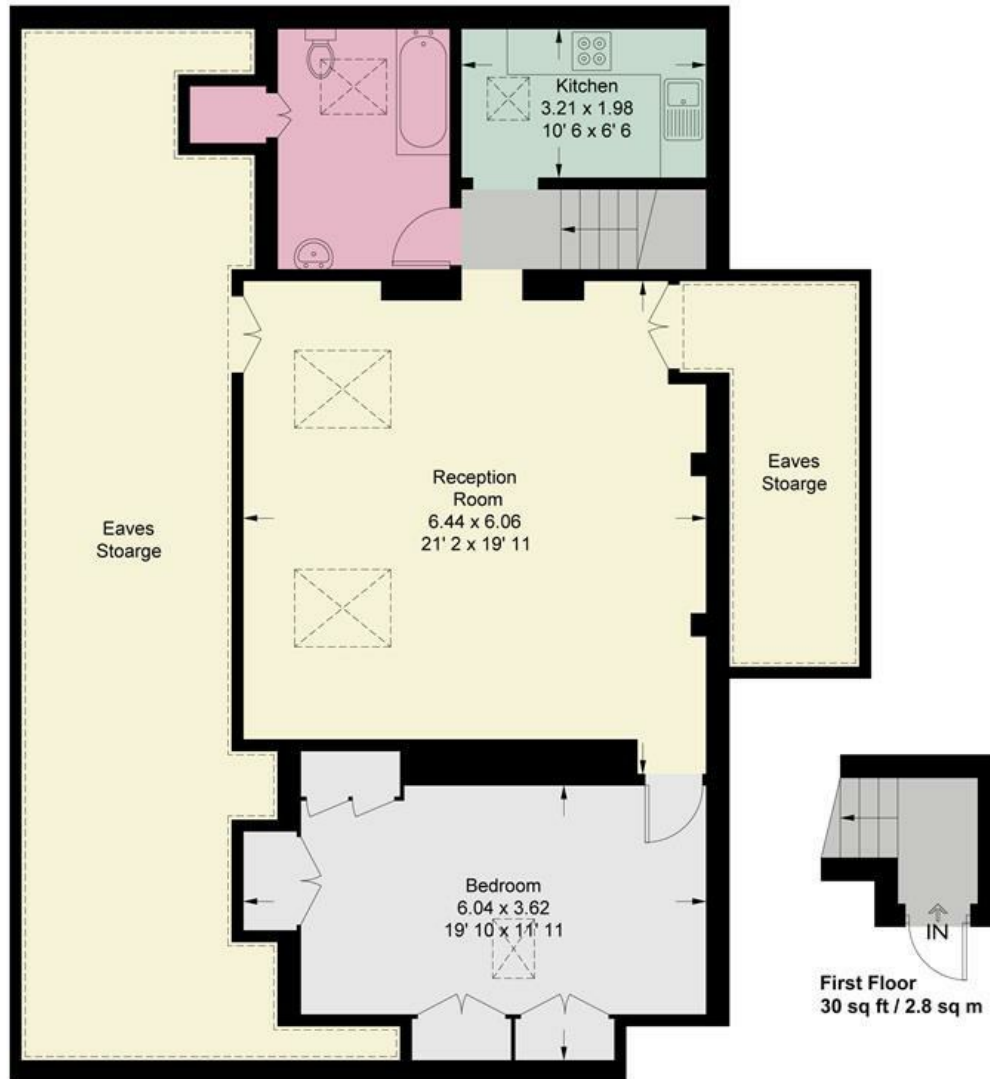
(Including Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 493 sq ft / 45.8 sq m



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= Reduced headroom below 1.5m / 5'0



**Second Floor**  
1401 sq ft / 130.2 sq m  
(Including Reduced Headroom / Eaves Storage)

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>		
(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 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	

