



JAMES  
ANDERSON



## FOR SALE

Swinburne Road, London, SW15

**£715,000**

Guide Price

Offering excellent extension potential (STPP) this family home is located on a quiet and peaceful road in the highly sought-after Dover House conservation area while providing spacious accommodation, a larger than average rear garden and a great opportunity to refurbish to your own tastes.

Accommodation to the ground floor includes a spacious reception room providing ample living space, alongside a fitted kitchen.

The private garden provides a secluded setting suited for al-fresco dining or just relaxing in the upcoming summer sun.

The first floor features three bedrooms with plenty of storage alongside three piece bathroom.

Updating is required throughout but this home offers excellent potential.

Swinburne Road is located within the popular Dover House Conservation area and is known for its charm and quiet atmosphere while benefiting from the picturesque green space of Putney Park Lane and Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Tenure - Freehold

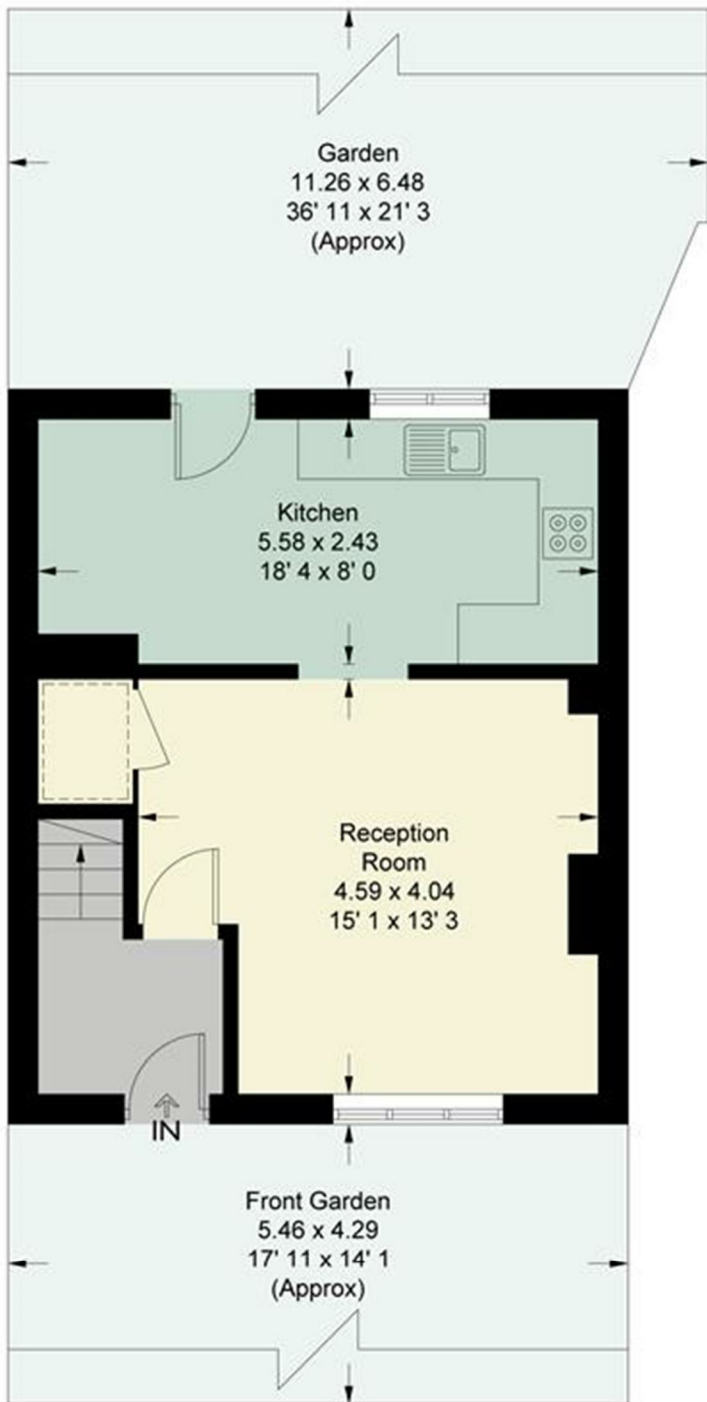
Council Tax - D

EPC - D



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


020 8788 6611



**Ground Floor**  
409 sq ft / 38 sq m  
(Including Reduced Headroom)



**First Floor**  
453 sq ft / 42.1 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>85</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		
England & Wales		
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>		
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